MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE & TIME:	**Monday, August 17, 2026 at 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room N112 W17001 Mequon Road**

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #:**2551 746 8900** Password: **RGfHMePh684** which can be accessed by phone at **408-418-9388** or by clicking the link below:
https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mbac09c1bf900c82b3d4fd86d044402dc
Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

Previously recorded Village Board Meeting Videos can be viewed at: **https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ**

AGENDA

I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

II. **ROLL CALL:**

III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**

IV. **PRESIDENT'S REPORT:**

V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**

VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

VII. **CONSENT AGENDA:**

A. August 3, 2026, Meeting Minutes (ACTION)

B. Award of a contract with M&M Tree Care not to exceed $44,175.00 for the tree pruning project in and around Hawthorne Meadows and Cedar Hills subdivisions. (ACTION)

C. Amendment to Section 11.08 of the Germantown Municipal Code relating to regulation of garbage and recyclable items. (ACTION)

VIII. **UNFINISHED BUSINESS:**

IX. **PUBLIC HEARINGS:**

X. **NEW BUSINESS:**

A. Presentation of the 2025 Annual Comprehensive Financial Report and Audit Results Report by Baker Tilly (PRESENTATION)

B. Award of contract to C.W. Purpero, Inc. in a total amount including a 10% contingency of $1,099,936.48 for the Pleasant View culvert replacement and

Pleasant View reconstruction from Lovers Lane south to Freistadt Road ARIP. (ACTION)

C. Director of Public Works Update on April Storm Update Presented to Public Works & Highways Committee (DISCUSSION)

D. A Resolution Conditionally Supporting Participation in the Washington County Countywide EMS System. (ACTION)

XI. ADJOURNMENT:

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 at least 2 days prior to the meeting.

Notice is hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.

MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**Monday, August 3, 2026 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room**
	N112 W17001 Mequon Road

MINUTES

I. CALL TO ORDER: *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

Village President Bob Soderberg called the Village Board meeting to order at 7:01 PM.

II. ROLL CALL:

Present: Trustee Robert Warren, Trustee Meg Cutts, Trustee Patrick Kaiser, Trustee Jan Miller, Trustee Scott Hefle, Trustee Jim Stout, Trustee Terri Kaminski, Village President Bob Soderberg
Excused: Trustee Jolene Pieper
Also Present: Village Clerk Donna Ott, Village Attorney Brian Sajdak, Village Administrator Matt Trebatoski, Public Works Director Tim Zimmerman, Village Planner Jordan Yanke

III. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:

IV. PRESIDENT'S REPORT:

Village President Soderberg spoke regarding his participation in the Eagle Scout Court of Honor for Carson Depies, his attendance at the Washington County Public Safety Committee meeting where action was taken on moving the County's EMS initiative forward to the County Board, village construction and road projects, upcoming Village events, and items of note on upcoming meeting agendas.

V. ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:

Trustee Kaminski announced the upcoming Public Works & Highways Committee meeting on Wednesday, August 5, 2026, at 5:30 PM.

Trustee Cutts announced the upcoming General Government & Finance Committee meeting on Monday, August 17, 2026, at 5:30 PM, and the upcoming Public Safety Committee meeting on Tuesday, September 8, 2026, at 6:00 PM.

Trustee Stout announced a Listening Session for District 2 residents on Wednesday, August 12, 2026, at 7:00 PM.

Trustee Miller announced the upcoming Tree Advisory Board meeting on Thursday, August 13, 2026, at 1:30 PM, the upcoming Senior Center Advisory Committee meeting on Thursday, August 13, 2026, at 3:30 PM, and the upcoming Tourism Commission meeting on Monday, August 24, 2026, at 5:00 PM.

Trustee Hefle announced the upcoming Economic Development Commission meeting on Tuesday, August 18, 2026, at 6:00 PM.

VI. **<u>CITIZEN INPUT:</u>** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding the Village budget.

Written comments were not read aloud but are included with these minutes.

VII. **<u>CONSENT AGENDA:</u>**

A. Meeting Minutes: July 20, 2026 (ACTION)

Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: Meg Cutts

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

VIII. **<u>UNFINISHED BUSINESS:</u>**

IX. **<u>PUBLIC HEARINGS:</u>**

X. **<u>NEW BUSINESS:</u>**

A. One-Time Temporary Outdoor Entertainment Permit for Ellsworth Corporation, W129N10825 Washington Dr, on 08/15/2026 (ACTION)

Motion: Approve as presented
Motioned By: Meg Cutts
Seconded By: Scott Hefle

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

B. 2026-2027 Retail Alcohol Beverage License Application for County 1 Inc (ACTION)

Motion: Approve as presented
Motioned By: Meg Cutts
Seconded By: Terri Kaminski

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

C. Producer Full-Service Retail Sales Application: Raised Grain Brewing Company, LLC for Dielectric Manufacturing 60th Anniversary event on September 18, 2026, at W206N12865 Gateway Ct (ACTION)

Motion: Approve as presented
Motioned By: Terri Kaminski
Seconded By: Patrick Kaiser

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

D. Emily Abel/Barrel & Bottle, LLC, Agent for HJ Development, Property Owner. Conditional Use Permit application for a 10,540 sqft liquor store that includes a tasting bar and non-distilling operation from property located at N96W18768 County Line Road (former Pier 1 Imports). (ACTION)

Motion: Approve as presented

Motioned By: Meg Cutts
Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

E. Jessica Poppert/Poppert Preschool North, Agent for Lindsay Mongoven and West Pointe Capital, LLC, Property Owner. Conditional Use Permit application for a change of ownership for an existing daycare center/preschool located at W164N11310 Squire Drive. (ACTION)

Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: Scott Hefle

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

F. Rescheduling of September Board Meeting (ACTION)

Motion: Approve the rescheduling of the September 7, 2026, Village Board meeting to September 8, 2026, at 7:00 PM
Motioned By: Terri Kaminski
Seconded By: Jan Miller

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

G. Acquisition of N96 W18058 County Line Road (Tax Parcel No. 333-999) for the purpose of relocation of Wastewater Utility Lift Station 6. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

Motion: Enter into Closed Session at 7:35 PM
Motioned By: Terri Kaminski
Seconded By: Meg Cutts

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)

Motion: Reconvene into Open Session
Motioned By: Terri Kaminski
Seconded By: Meg Cutts

Yes: Robert Warren, Meg Cutts, Patrick Kaiser, Jan Miller, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

Motion: Direct staff to proceed as discussed in Closed Session
Motioned By: Meg Cutts
Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, Scott Hefle, Jim Stout, Terri Kaminski, Bob Soderberg
No: Patrick Kaiser, Jan Miller
Abstain: None

Motion Carried by Roll Call Vote (Yes 6, No 2, Abstained 0)

XI. <u>ADJOURNMENT:</u>

Village President Soderberg adjourned the Village Board meeting at 8:13 PM.

From: crb crb
To: Comments
Subject: V.B. MEETING 8-3-26 comments
Date: Sunday, August 2, 2026 10:04:38 AM

Hello,

On the purchase of the property on HWY Q, as much as don't want more "debt". This should have been done "years ago".
This is one item we believe would be a good debt for the benefits of the residents and business.

Never know what MOTHER NATURE WILL DO!
Think of the last 2 major storms here is the village.

The Schneider's

BUSINESS OF THE PUBLIC WORKS COMMITTEE & VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: Wednesday, August 5th, 2026

AGENDA ITEM: New Business

ITEM TITLE: Street & Facility Tree Pruning Project.

SUBMITTED BY: Scott Anderson: Highway, Parks, Building & Grounds Superintendent

SUMMARY EXPLANATION:
In accordance with the village's comprehensive tree plan, staff solicited pricing from six area contractors to prune street, and facility trees as identified within the plan as year-2. The project will prune nearly 300 trees in and around the Hawthorne Meadows and Cedar Hills subdivisions, along Mequon Road, Division Road and several municipal facilities. The project costs are reflected in the 2026 parks department street tree general fund budget.

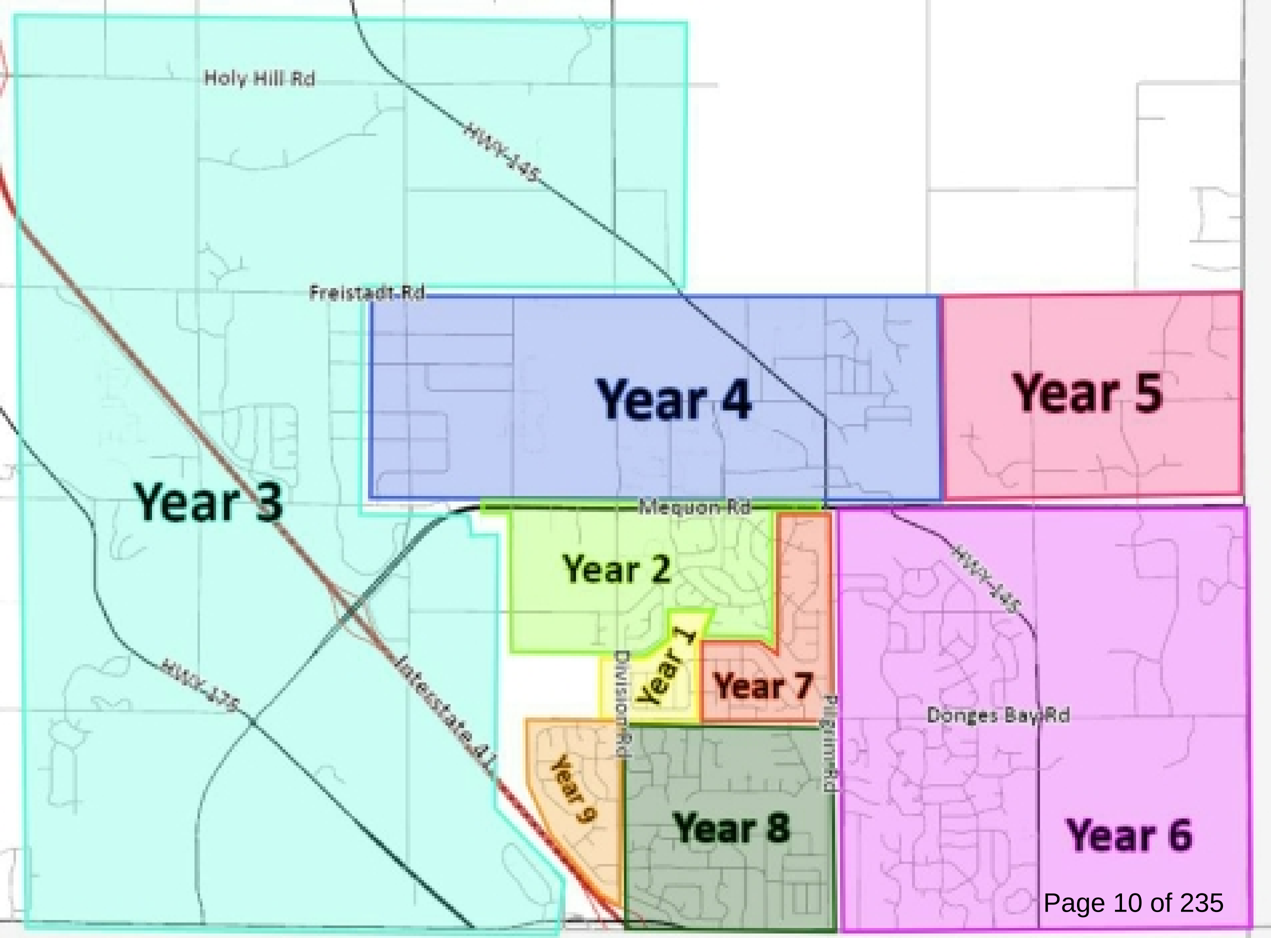
Routine pruning provides a number of important benefits, including: disease prevention, allows shaping and thinning, which offer necessary clearances along roadways and reduces potential liability by removing unhealthy limbs and deadwood. Project specifications were developed by Wachtel Tree Science in accordance with ANSI A300, which is an industry standard, and recognized within the comprehensive tree plan. Should the project be approved, staff will communicate the necessary information to residents in the formats outlined within the comprehensive tree plan. Staff received pricing from three qualified area tree contractors to perform the work, and the results are listed below for review.

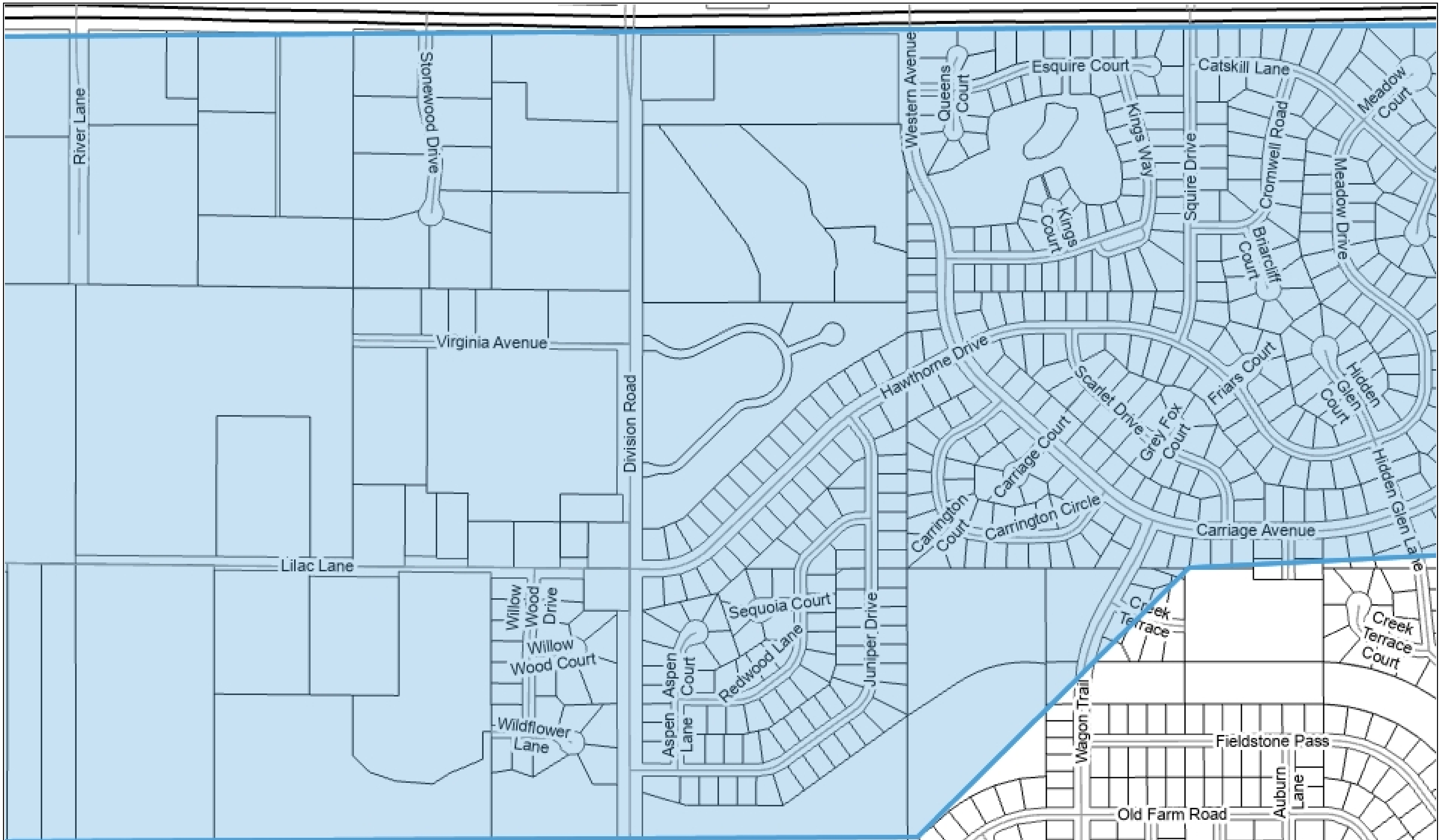
M&M Tree Care:	$44,175.00
Crawford Tree & Landscape Services:	$51,332.40
First Choice Tree Care:	$54,684.00

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER ______

RECOMMENDATION:
Staff recommends contracting with M&M Tree Care to prune all street and facility trees as outlined in the bid documents in an amount not to exceed $44,175.00 and to forward this request onto the Village Board with a positive recommendation. If approved, the funds shall be allocated from Parks Street Tree line-item account: 10564000-552100

COMMITTEE ACTION:
Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.


Holy Hill Rd
HWY-145
Freistadt Rd
Year 4
Year 5
Year 3
Mequon Rd
Year 2
HWY-145
Year 1
Year 7
Division Rd
Donges Bay Rd
HWY-175
Interstate 41
Pilgrim Rd
Year 9
Year 8
Year 6



Village of Germantown GIS

Year 2 Detail

DISCLAIMER:

<u>This map is not a survey of the actual boundary of any property this map depicts.</u>

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1 = 934'

Village of Germantown

Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700

Print Date: 7/28/2026

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
GERMANTOWN, WI

MEETING DATE: August 5, 2026

PLACEMENT: Action Item

ITEM TITLE: Amendment to Section 11.08 of the Germantown Municipal Code Relating to Regulation of Garbage and Recyclable Items

SUBMITTED BY: Timothy K. Zimmerman – Director of Public Works

SUMMARY EXPLANATION:
As of July 1, 2025, ch.NR 544 Wis. Adm.Code was modified to add greater clarification and additions to the text. Most of the changes have to do with modifications to outreach and educational materials, and the elimination of per capita collection standards. The attached ordinance is in a line through format so it can easily be seen what has/is changing. The Village attorney was involved in the revised document.

ATTACHMENT: ORDINANCE__X___ RESOLUTION_____ OTHER___X___
Modification to 11.08 of the Municipal Code

RECOMMENDATION:
It is my recommendation to send forward with a positive recommendation to the Village Board the amendment to section 11.08 of the Germantown Municipal Code relating to regulation of trash and recyclable items

COMMITTEE ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. 08-2026

AN ORDINANCE AMENDING SECTION 11.08 OF THE GERMANTOWN MUNICIPAL CODE RELATING TO REGULATION OF GARBAGE AND RECYCLABLE ITEMS

WHEREAS, the Village Board previously adopted Section 11.08 of the Germantown Municipal Code which, in part, establishes an effective recycling program as required by Wis. Stat. § 287.11; and

WHEREAS, Section 11.08 of the Germantown Municipal Code must remain consistent with the state recycling standards set forth in Wis. Adm. Code § NR 544 to maintain compliance with Wis. Stat. § 287.11; and

WHEREAS, the state recycling standards set forth in Wis. Adm. Code § NR 544 have recently been amended; and

WHEREAS, the Village Board desires to amend Section 11.08 of the Germantown Municipal Code to conform to the amended state recycling standards set forth Wis. Adm. Code § NR 544.

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

Section 11.08(1) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(1) **DEFINITIONS.**

(a) Bi-Metal Container. A container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.

(b) Container Board. Corrugated paperboard used in the manufacture of shipping containers and related products.

(c) Foam Polystyrene Packaging. Packaging made primarily from foam polystyrene that satisfies one of the following criteria:

1. Is designed for serving food or beverages; or

2. Consists of loose particles intended to fill space and cushion the packaged article in a shipping container; or

3. Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.

(d) Glass Container. A glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat-resistant glass such as pyrex, lead based glass such as crystal, or TV tubes.

(e~~d~~) HDPE. High density polyethylene, labeled by the resin~~SPI~~ code #2.

(f~~e~~) LDPE. Low density polyethylene, labeled by the resin~~SPI~~ code #4.

(g~~f~~) Magazines. Magazines and other materials printed on similar paper.

(h~~g~~) Major Appliance. A residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, furnace, boiler, dehumidifier, water heater, water softeners or stove.

(i~~h~~) Multiple-Family Dwelling. A structure~~property~~ containing 5 or more residential units, including units that~~those which~~ are occupied seasonally.

(j~~i~~) Newspaper. A newspaper and other materials printed on newsprint.

(k~~j~~) Nonresidential Facilities and Properties. Commercial, retail, industrial, institutional (includes churches (parsonage) and schools) and governmental facilities and properties. This includes any location at which goods or services are provided or manufactured, including locations under construction, demolition, or remodeling, or used for special events such as, but not limited to, fairs, festivals, sports venues, conferences, and exhibits. This term does not include multiple-family dwellings.

(l~~k~~) Office Paper. A variety of h~~H~~igh grade printing and writing papers~~ from offices in nonresidential facilities and properties~~. Printed white ledger and computer printout are examples of office paper generally accepted as high grade. This term does not include industrial process waste, newspaper or packaging.

(m~~l~~) Other Resins or Multiple Resins. Plastic resins labeled by the resin~~SPI~~ code #7.

(n~~m~~) Person. Includes any individual, corporation, limited liability company, partnership, association, local governmental unit, as defined in Wis. Stat. § 66.0131(1)(a)~~287.01(5m)~~, State agency or authority or Federal agency.

(o~~n~~) PETE. Polyethylene terephthalate, labeled by the resin~~SPI~~ code #1.

(p~~o~~) Plastic Container. An individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.

(q~~p~~) Post-Consumer Waste. Solid waste other than solid waste generated in the production of goods, hazardous waste as defined in Wis. Stat. § 291.01(7), waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in Wis. Stat. § 289.01(17).

(r~~q~~) PP. Polypropylene, labeled by the resin~~SPI~~ code #5.

(s~~r~~) PS. Polystyrene, labeled by the resin~~SPI~~ code #6.

(t~~s~~) PVC. Polyvinyl chloride, labeled by the resin~~SPI~~ code #3.

(u~~t~~) Recyclable Materials. Includes lead acid batteries; major appliances; waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS and other resins or multiple resins; steel containers; waste tires; and bi-metal containers.

(v~~u~~) Solid Waste. The meaning specified in Wis. Stat § 289.01(33).

(w~~v~~) Solid Waste Facility. The meaning specified in Wis. Stat. § 289.01(35).

(x~~w~~) Solid Waste Treatment. Any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste. "Treatment" includes incineration.

(y~~x~~) Waste Tire. A tire that is no longer suitable for its original purpose because of wear, damage or defect. (This includes all tires).

(z~~y~~) Yard Waste. Leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than 6 inches in diameter~~10 feet in length~~. This term does not include stumps, roots, or shrubs with intact root balls.

SECTION II

Section 11.08(2)(b) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(b) Users Served. Except as provided in subsection (c) below, g~~G~~arbage and recycling collection services shall be provided by the Village, only to single-family and 2-

unit, 3-unit, and 4-unit residences~~two-family and to multi-family dwelling containing 4 or fewer dwelling units~~. ~~Except for users enumerated in subsection (c) below~~.

SECTION III

Section 11.08(3)(j) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(j) Separation Requirements Exempted. The separation requirements of subsection (i) above do not apply to the following:

1. Occupants of single-family and 2-unit, 3-unit, and 4-unit residences, multiple-family dwellings, condominiums and nonresidential facilities and properties that send their post-consumer waste to a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials specified in subsection (i) above from solid waste in as pure a form as is technically feasible.

2. Solid waste which is burned as a supplemental fuel at a facility i~~o~~f less than 30% of the heat input to the facility is derived from the solid waste burned as a supplemental fuel, in accordance with Wis. Stat. § 287.07(7)(bg).

3. A recyclable material specified in subsection (i)5 through 15 above for which a variance has been granted by the Wisconsin Department of Natural Resources under Wis. Stat. § 287.11(2m) or Wis. Adm. Code § NR 544.14~~Foam polystyrene packaging and rigid plastic containers made of PVC (#3), LDPE (#4), PP (#5), PS (#6), and other multiple resins (#7). These items have been granted a separation variance by the Department of Natural Resources under Wis. Stat. § 287.07(7)(h)~~.

SECTION IV

Section 11.08(3)(l) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(l) Management of Lead Acid Batteries, Major Appliances, Waste Oil and Yard Waste. Occupants of single-family and 2-unit, 3-unit and 4-unit residences, multiple-family dwellings and nonresidential facilities and properties shall manage lead acid batteries, major appliances, waste oil and yard waste as follows:

SECTION V

Section 11.08(3)(m) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(m) Collection of Recyclable Materials. Except as otherwise directed by the Director of Public Works, occupants of single family and 2-unit, 3-unit, and 4-unit residences~~2 family residences and 3-unit, 4-unit multi-family units~~ shall place the separated materials specified in subsection (i)5 through (i)15 above into the cart supplied for recyclables, except that w~~W~~aste tires shall be taken directly to Waste Management's Orchard Ridge Landfill or other tire distributors accepting used tires.

SECTION VI

Section 11.08(3)(n) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(n) Responsibilities of Owners or Designated Agents of Multiple-Family Dwellings and Condominiums Having 5 or Greater Contiguous Units.

1. Owners or designated agents of multiple-family dwellings and condominiums (5 or greater~~plus~~ contiguous units) shall do all of the following to recycle the materials specified in subsection (i)5 through (i)15 above:

a. Provide adequate, separate containers for the recycling program established in compliance with this section. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:~~recyclable materials.~~

i. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.

ii. The ratio of trash container volume to recycling container volume is at most 2:1.

iii. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

b. Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.

c. Provide for the collection of the materials separated from the solid waste by the tenants and the delivery of the materials to a recycling facility.

d. Notify tenants of reasons to reduce and recycle solid waste, which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations and hours of operation of drop-off collection sites to recycle materials not collected on-site, and a contact person or company, including a name, address and telephone number.

2. The requirements specified in paragraph 1 above do not apply to the owners or designated agents of multiple-family dwellings and~~&~~ condominiums ~~units~~ having 5 or greater contiguous units if the post-consumer waste generated within the dwelling is treated at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers for recycling the materials specified in subsection i(5) through i(15) above from solid waste in as pure a form as is technically feasible.~~:~~

~~a. The post-consumer waste generated within the dwelling is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in subsection (i) from solid waste in as pure a form as is technically feasible.~~

~~b. Less than 30% of the heat input to a facility is derived from the solid waste which is burned as a supplemental fuel at that facility in accordance with Wis. Stat. § 287.07(7)(bg).~~

~~c. Items that have been granted a separation variance by the Department of Natural Resources under Wis. Stat. § 287.07(7)(h). Currently the items which need not be separated from solid waste are foam polystyrene packaging and rigid plastic containers made of PVC (#3), LDPE (#4), PP (#5), PS (#6), and other resins or multiple resins (#7).~~

SECTION VII

Section 11.08(3)(o) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(o) Responsibilities of Owners or Designated Agents of Nonresidential Facilities and Properties.

1. Owners or designated agents of nonresidential facilities and properties shall do all of the following to recycle the materials specified in subsection (i)5 through (i)15 above:

a. Provide adequate, separate containers for the recycling program established under this section. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility~~recyclable materials~~.

b. Notify, in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.

c. Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility.

d. Notify users, tenants and occupants of reasons to reduce and recycle, which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations and hours of operation of drop-off collection sites to recycle materials not collected on-site, and a contact person or company, including a name, address and telephone number.

e. The owner or designated agent~~occupant~~ of a new nonresidential facility or property~~building~~ or a nonresidential facility or property~~building~~ that is remodeled or expanded by 50% or more in floor area shall provide a designated area for separation, temporary storage, and collection of solid waste and recyclable~~s~~ materials either within or adjacent to the facility or property~~building~~.

2. The requirements specified in paragraph 1 above do not apply to the owners or designated agents of nonresidential facilities and properties if the post-consumer waste generated within the facility of property is treated at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers for recycling the materials specified in subsection i(5) through i(15) above from solid waste in as pure a form as is technically feasible.~~:~~

~~a. The post-consumer waste generated within the facility or property is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in subsection (i) above from solid waste in as pure a form as is technically feasible.~~

~~b. Less than 30% of the heat input to a facility is derived from the solid waste which is burned as a supplemental fuel at that facility in accordance with Wis. Stat. § 287.07(7)(bg).~~

~~c. Items that have been granted a separation variance by the Department of Natural Resources under Wis. Stat. § 287.07(7)(h). Currently the items which need not be separated from solid waste are foam polystyrene packaging and rigid plastic containers made of~~

~~PVC (#3), LDPE (#4), PP (#5), PS (#6), and other resins or multiple resins (#7).~~

SECTION VIII

Section 11.08(3)(p) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(p) Prohibitions on Disposal of Recyclable Materials Separated for Recycling. No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the materials specified in subsection (i)5 through (i)15 above which have been separated for recycling, except waste tires may be burned with energy recovery in a solid waste treatment facility.

SECTION IX

Section 11.08(3)(q) of the Germantown Municipal Code is amended to read as follows (NOTE: Deleted text is ~~struck-through~~; Added text is double underlined):

(q) Enforcement.

1. For the purpose of ascertaining compliance with the provisions of this section, any authorized officer, employee or representative of the Village of Germantown may inspect recyclable materials separated for recycling, post-consumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multiple-family dwellings and nonresidential facilities and properties, and any records relating to recycling activities which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the Village who requests access for the purposes of inspection and who presents appropriate credentials. No person may obstruct, hamper or interfere with such an inspection.

2. Any person who violates a provision of this section may be issued a citation by a Village police officer to collect forfeitures. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceedings under any other ordinance or law relating to the same or any other matter shall not preclude the issuance of a citation under this paragraph.

3. Penalties for violating this section may be assessed as follows:~~Any person who shall be adjudicated to have violated any of the provisions of this section shall be subject to a penalty as provided in section 25.04 of this Code.~~

a. Any person who violated subsection (p) above may be required to forfeit \$50.00 for a first violation, \$200.00 for a second violation, and not more than \$2,000.00 for a third or subsequent violation.

b. Any person who violates a provision of this section, except subsection (p) above, may be required to forfeit not less than \$10.00 or more than \$1,000.00 for each violation.

SECTION X

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION XI

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION XII

This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Adopted: 08/17/2026

____
Robert A Soderberg, Village President

ATTEST:

____
Donna Ott, Village Clerk

Approved as to form:

____
Brian C. Sajdak, Village Attorney

Published:

Recycling Rule Revision: Changes for Responsible Units

The Department of Natural Resources (DNR) has revised the administrative code that oversees Responsible Units' (RUs) effective recycling programs and other aspects of Wisconsin's recycling law. The rule revisions took effect July 1, 2025.

This document summarizes changes specifically for RUs, to help RUs understand and comply with the changes. Please refer to ch. NR 544, Wis. Adm. Code, for exact language. If you have questions about the changes, contact DNRRecycling@wisconsin.gov.

RU Education

Before the code revision, RUs were required to provide education to residents of single family and 2-to-4-unit residences, multi-family dwellings, and non-residential facilities and properties about recycling of materials specified in s. 287.07 (1m) to (4), Wis. Stats. This includes lead acid batteries; appliances; oil; yard waste; tires; cardboard and paper; and containers made of glass, steel/bi-metal, aluminum and plastics #1 and #2. The 2009 electronics recycling law also required RUs to provide education on electronics recycling.

These requirements remain with clarifications and additions as follows:

- RUs must review their educational materials for accuracy and distribute this information at least once a year.
- Educational materials must now also include the landfill ban on oil filters and absorbents, proper disposal and opportunities for recycling batteries, reasons and ways to reduce food waste, and composting opportunities and locations.
- RUs do NOT need to collect or create programs for recycling oil filters and absorbents or batteries, reducing food waste, or composting.
- Distribution of education and outreach materials by RUs may include online posting, electronic and printed mailings, and use of social media. Public outreach materials are available for use at no cost from the DNR. Visit the DNR recycling education and outreach page for resources.

Collection Requirements

Before the code revision, RUs (or municipalities within a multi-member RU) with a population of 5,000 or greater were required to provide, contract for, or otherwise provide for curbside recycling at least monthly, or to provide a drop-off used by at least 80% of the single-family and 2-to-4-unit residences in the municipality as documented by drop-off site monitoring records. RUs (or municipalities within a multi-member RU) with a population under 5,000 were required to provide an adequately sized drop-off open at least 2 days/month for 5 hours/day (minimum total of 10 hours/month) or to provide a collection equivalent to the larger RUs/municipalities.

The code revision made the following changes to these requirements:

- If an RU provides only the minimum of monthly curbside collection, it must also provide access to a drop-off site for recyclables. Access could include a drop-off site in another municipality or at a private location.
- Any municipality that opts to direct individual residents to contract directly with a waste hauler for collection of recyclables to meet the requirements outlined for a collection system must modify its recycling ordinance and compliance assurance plan to reflect this requirement and collect recycling tonnage data.
- RUs are no longer required to meet a specified pounds per person collection standard.

Recycling Ordinance Modifications

Multi-Family Recycling

Before the code revision, in an RU's recycling ordinance, multi-family properties needed to provide "adequate, separate containers" for the recycling program established in compliance with the ordinance. No additional details were included to define "adequate," which led to RU challenges with enforcing their ordinance and confusion at some multi-family properties. The code revisions made the following clarifications to this requirement:

Providing adequate recycling services to multi-family properties must include an equal or greater ratio of recycling containers to trash containers and one of the following:

- minimum total volume of recycling containers provided is 20 gallons per week per dwelling unit;
- ratio of trash container volume to recycling container volume is at most 2:1; or
- an alternative method which does not result in recyclable container overflow between collection.

Non-Residential Recycling

Before the code revision, in an RU's recycling ordinance, non-residential properties needed to provide "adequate, separate containers" for the recycling program established in compliance with the ordinance. The DNR understood that non-residential properties vary significantly in recycling generation. For instance, the volume of recycling containers needed will be vastly different for a small shop, a 50-unit hotel or large manufacturing facility. Therefore, "adequate" could not be as specifically described as for multi-family residences.

To clarify what “adequate, separate containers” means for non-residential properties, the code revisions require that the total volume of recycling containers be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

Tenant Notification Requirements

The code revisions reduced tenant notification requirements for multi-family and non-residential facilities. Notification will no longer need to include reasons to reduce and recycle waste or specific details (hours of operation, contact person, address and phone number) for locations that accept recyclable materials not collected on-site.

All RUS will need to update their recycling ordinance to address these new requirements. The DNR will provide a new recycling ordinance template for RUs to use to update their recycling ordinance.

Changes for Haulers and Materials Recovery Facilities That Affect RUs

Haulers

The code revision makes the following changes for haulers of recyclable materials:

- Requires containers used for collection of recyclables to be clearly labeled.
- Requires haulers to provide residential recycling tonnage data to RUs by Feb. 1 each year. Data must include the name of the materials recovery facility(ies) (MRFs) used to process the materials.
- Requires haulers to notify RUs when a new MRF is used.

Materials Recovery Facilities

The code revision makes the following changes for MRFs that serve RUs:

- Requires MRFs provide contracted RUs with information on accepted materials.
- Requires MRFs to review educational material within 60 days of a request from a contracted RU.

The above are only code revisions that directly affect RUs. Haulers and MRFs have a number of other new requirements and changes in the code revision.

The information above is a summary of changes for RUs as a result of recycling rule revision and is not comprehensive. To view the complete rule changes, go to [Wisconsin Legislature: CR 23-065 Rule Text]

Summary of Recycling Rule Revisions (WA-13-21)

(See [Wisconsin Legislature: CR 23-065 Rule Text] for full text)

In November 2020, the Legislative Audit Bureau (LAB) conducted an audit of the state recycling program. One LAB recommendation was to "update provisions in administrative rules pertaining to effective recycling programs," as the rules were last updated in 2005.

As a result, the Department of Natural Resources has gone through the rulemaking process to revise administrative code governing statewide materials recycling and "effective recycling programs." These rule revisions affect local governments designated as responsible units for recycling (RUs), materials recovery facilities (MRFs) that process residential recyclables, waste haulers, and waste storage and transfer facilities that handle recyclable materials.

The code revisions reflect operational changes within the recycling industry and the DNR. They also seek to streamline requirements, reduce reporting obligations, and ensure a level playing field among facilities that provide processing and recycling services. The information below is a high-level summary of the revisions.

Changes for local government responsible unit (RU) recycling programs

- RU education: specifies educational materials be reviewed for accuracy and provided annually. Adds batteries and food waste/composting to the list of topics RUs must educate residents on (public outreach materials available for use at no cost from DNR).
- Collection: additional documentation requirements added for RUs that meet recycling collection standards by having residents contract individually for recycling pick-up. Additional recycling drop-off location requirement for RUs that only offer monthly curbside collection to residents.
- Multi-family complexes/apartments (5 or more units): provides specific options for how to provide "adequate" recycling.
- Eliminates static pounds per person collection standard.

Changes for materials recovery facilities (MRFs)

- Starting in 2027, requires MRFs processing more than 5,000 tons/year to have owner financial responsibility (OFR) in place to cover facility closure and cleanup costs should the operator abandon or be unable to properly close a facility. OFR is already required for other solid waste processors.
- Establishes a minimum glass recycling rate of 12% unless the facility can provide justification of lower rate or creates a glass recycling improvement plan.
- Sets maximum residual rate of 20% (i.e., no more than 20% of the material a MRF receives may be sent for disposal) unless the facility can provide justification of a higher rate or establishes a residual rate improvement plan.
- Reduces the amount of information MRFs need to provide on their annual report to the DNR.
- Requires MRFs to provide the RUs and haulers they work with information about materials accepted and to review contracted RUs' educational materials within 60 days of a request. If the MRF produces/provides its own educational material (not required), it must specify that the guidelines apply to its facility only (as recycling guidelines vary from facility to facility).
- Specifies that material delivered directly from RUs must be inventoried as residential material on annual report.

- Requires MRFs to develop short-term (<48 hrs) and long-term (≥48 hrs) contingency plans for use in case of shutdown.
- Requires MRFs to prevent litter from unbaled paper, plastic or other easily airborne materials.

Changes for haulers, transfer and storage facilities

- Haulers must provide RUs recycling tonnage and name(s) of MRF(s) used by Feb. 1 each year for the previous year (current requirement is supplying data within 4 weeks of a written request).
- Haulers must notify RUs if using a new MRF.
- Haulers must ensure containers used for recycling are clearly labeled.
- Transfer and storage facilities must keep segregated recyclables separate from solid waste and maintain cleanliness of recyclable material.
- Transfer and storage facilities must prevent litter from unbaled paper, plastic or other easily airborne material.

The rule revision generally revises, clarifies and removes obsolete language from chs. NR 500, 502, 542 and 544, Wis. Adm. Code. It also codifies guidance and existing practices related to beneficial reuse of glass and for facilities requesting residual disposal fee exemptions at landfills.

For more information, please contact Jennifer Semrau, Waste Reduction and Diversion Coordinator, at Jennifer.Semrau@wisconsin.gov or 608-381-0960.

Dated: July 14, 2025

WISCONSIN
DEPT. OF NATURAL RESOURCES

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 17, 2026

PLACEMENT: Presentation

ITEM TITLE: Presentation of the 2025 Annual Comprehensive Financial Report and Audit Results Report by Baker Tilly (PRESENTATION)

SUBMITTED BY: Lisa Davis, Finance Director

SUMMARY EXPLANATION:

The accounting firm Baker Tilly, has completed their audit of our 2025 financial statements and have concluded that they are “fairly presented in conformity with accounting principles generally accepted in the United States of America.”

While the opinion comes without qualification, Baker Tilly has identified internal controls as an area where improvement is needed.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. Baker Tilly identified the following deficiencies as material weaknesses:

Inadequate Segregation of Duties - At this time, due to staffing and financial limitations, the proper internal controls are not in place to achieve adequate segregation of duties related to account reconciliations prepared throughout the year that should be performed by someone independent of processing transactions in the account and year-end reconciliations that should be reviewed and approved y someone other than the preparer.

Financial Statement Close Process - Management has not prepared financial statements that are in conformity with generally accepted accounting principles or the schedule of expenditures of federal awards that is in conformance with the applicable federal requirements. In addition, material misstatements in the general ledger were identified during the financial audit.

Other Comments and Recommendations by Baker Tilly were around our decentralized cash collections. The recommendation is that management review its decentralized cash collection procedures and controls on a periodic basis and make changes as necessary to strengthen the internal control environment.

We will continue to work with Baker Tilly to address these concerns.

Baker Tilly will be in attendance to make their presentation and answer questions.

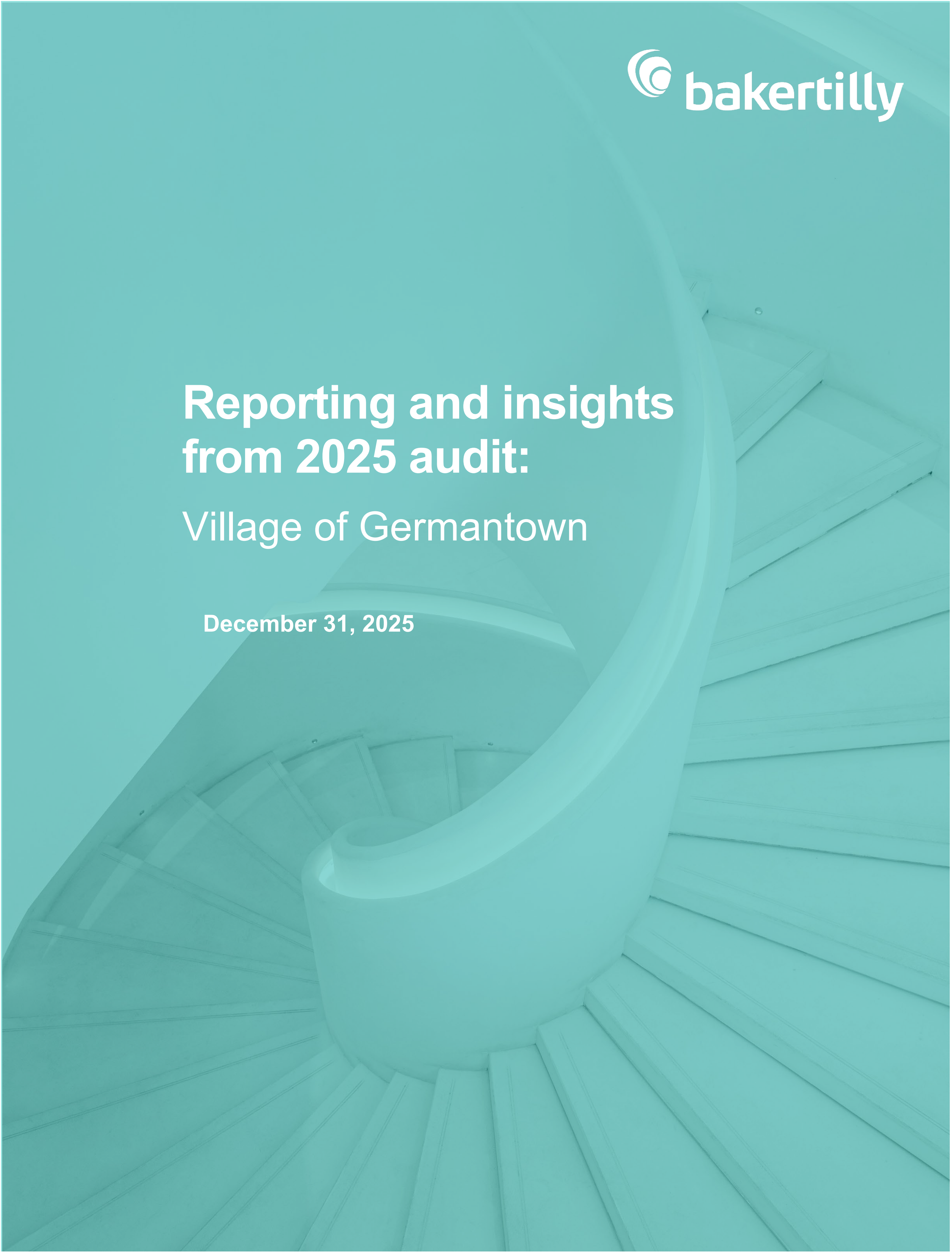
ATTACHMENT:

1. Village of Germantown - FY25 - Audit Results Report - Final
2. Village of Germantown AUD 12-31-2025 - ACFR - Final

STAFF RECOMMENDATION:

Presentation Only

ACTION BY COMMITTEE:



Reporting and insights from 2025 audit:

Village of Germantown

December 31, 2025

Executive summary

July 30, 2026

To the Village Board
Village of Germantown

We have completed our audit of the financial statements of the Village of Germantown (the Village) for the year ended December 31, 2025, and have issued our report thereon dated July 30, 2026. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your Village's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

Additionally, we have included information on key risk areas the Village of Germantown should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

- Amanda Blomberg, Managing Director: amanda.blomberg@bakertilly.com or +1 (608) 240 2386
- Leah Gaffney, Senior Manager: leah.gaffney@bakertilly.com or +1 (608) 240 2346

Sincerely,

Baker Tilly US, LLP

Amanda Blomberg

Amanda Blomberg, Managing Director

Responsibilities

Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the Village's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of the Village Board:
  - Are free from material misstatement
  - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Performing tests related to compliance with certain provisions of laws, regulations, contracts and grants, as required by *Government Auditing Standards.*
- Our audit does not relieve management or the Village Board of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of the Village Board, including:

- Internal control matters
- Qualitative aspects of the Village's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

Audit status

Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

Audit approach and results

Planned scope and timing

Audit focus

Based on our understanding of the Village and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Assessment of new accounting standards
- Areas of complexity including Tax Incremental Financing Districts and joint municipal/utility projects

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the Village's current year results.

Key areas of focus and significant findings

Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditors' professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

Significant risk areas	Testing approach	Conclusion
Management override of controls	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise	Procedures identified provided sufficient evidence for our audit opinion
Improper revenue recognition due to fraud	Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on non-financial data and substantive testing of related receivables	Procedures identified provided sufficient evidence for our audit opinion
Segregation of duties	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry experience	Procedures identified provided sufficient evidence for our audit opinion

Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk, but were determined to require specific awareness and a unique audit response.

Other areas of emphasis		
Cash and investments	Revenues and receivables	General disbursements
Payroll	Pension liabilities	Long-term debt
Capital assets including infrastructure	Net position and fund balance calculations	Financial reporting and required disclosures

Internal control matters

We considered the Village's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the Village's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We identified the following deficiencies as material weaknesses:

- **Inadequate segregation of duties**
  A properly designed system of internal control includes adequate staffing as well as policies and procedures to properly segregate duties. This includes systems that are designed to limit the access or control of any one individual to your government’s assets or accounting records, and to achieve a higher likelihood that errors or irregularities in your accounting processes would be discovered by your staff in a timely manner.

  At this time, due to staffing and financial limitations, the proper internal controls are not in place to achieve adequate segregation of duties related to:

  - Account reconciliations prepared throughout the year should be performed by someone independent of processing transactions in the account.
  - Year-end reconciliations (retainages, payroll accruals) should be reviewed and approved by someone other than the preparer.

As a result, errors, irregularities or fraud could occur as part of the financial reporting process that may not be discovered by someone in your organization. Therefore, we are reporting a material weakness related to the internal control environment.

Since the controls listed above or other compensating controls are not currently in place, errors or irregularities could occur as part of the accounting processes that might not be discovered by management or the governing body. Therefore, the absence of these controls is considered to be a material weakness.

We recommend that a designated employee review the segregation of duties, risks, and these potential controls and determine whether additional controls should be implemented. This determination should take into consideration a cost / benefit analysis.

- **Financial statement close process**

  Properly designed systems of internal control provide your organization with the ability to process and record accurate monthly and year-end transactions and annual financial reports.

  Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows:

  - There is adequate staffing to prepare financial reports throughout the year and at year-end.
  - Material misstatements are identified and corrected during the normal course of duties.
  - Complete and accurate financial statements, including footnotes, are prepared.
  - Complete and accurate schedule of expenditures of federal awards is prepared.
  - Financial reports are independently reviewed for completeness and accuracy.

Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered to be material weaknesses surrounding the preparation of financial statements and footnotes including the schedule of expenditures of federal awards, adjusting journal entries identified by the auditors, and an independent review of financial reports.

Management has not prepared financial statements that are in conformity with generally accepted accounting principles or the schedule of expenditures of federal awards that is in conformance with the applicable federal requirements. In addition, material misstatements in the general ledger were identified during the financial audit.

The following material weaknesses, which were identified in the prior years, were remediated during the current year:

- Bank reconciliations for the tax account should be performed by someone independent of the tax collection process.
- An independent review and approval of adjustments to accounts receivable and account write-offs.
- People involved in the cash receipting process should be independent of other billing duties.
- The reconciliation of the detailed listing of receivables in the billing system and the receivable balance in the general ledger should be reviewed by someone independent of the utility billing and cash receipting process.
- Adjusting journal entries and supporting documentation should be reviewed and approved by an appropriate person who is not the original preparer.

Other comments and recommendations

Decentralized Cash Collections

Many governments collect cash at numerous decentralized locations that are separate from the primary system of accounting procedures and controls. The opportunity for theft is often higher at those locations because one person is frequently involved in most, if not all, aspects of a transaction (i.e., lack of segregation of duties).

Management is responsible for designing and implementing controls and procedures to detect and prevent fraud. As a result, we recommend that management review its decentralized cash collection procedures and controls on a periodic basis and make changes as necessary to strengthen the internal control environment. Reviewing the adequacy of the controls is a responsibility of the governing body.

Below are example procedures and controls to help mitigate the risk of loss at decentralized cash collection points:

- Implement a centralized receipting process with adequate segregation of duties
- For cash collections, ensure pre-numbered receipts are being used and all receipts in the sequence are being reviewed by someone other than the person receipting the cash and receipts tie to deposits
- Perform surprise procedures at decentralized locations (cash counts, walkthrough of processes, etc.)
- Require regular cash deposits to minimize collection on-hand
- Limit the number of separate bank accounts
- Segregate duties as much as possible – the person receipting cash should be separate from the person preparing deposits and the person reconciling bank accounts should be separate from the cash collection activity
- Perform a month-to-month or year-to-year comparison to look for unusual changes in collections
- If collecting from a drop box site, consider sending two people to collect the funds, especially during peak times

We recommend that the Village review possible procedures and controls available to help mitigate the risk. As always, the cost of controls and staffing must be weighed against the benefits of safeguarding your assets.

Required communications

Qualitative aspect of accounting practices

- Accounting policies: Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by Village are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing accounting policies was not changed during 2025. We noted no transactions entered into by the Village during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.

- Accounting estimates: Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

Estimate	Management's process to determine	Baker Tilly's conclusions regarding reasonableness
Net pension liability (asset) and related deferrals	Evaluation of information provided by the Wisconsin Retirement System	Reasonable in relation to the financial statements as a whole
Allowance for doubtful accounts	Evaluation of historical revenues and loss levels with the analysis on collectability of individual amounts	Reasonable in relation to the financial statements as a whole
Depreciation	Evaluate estimated useful life of the asset and original acquisition value	Reasonable in relation to the financial statements as a whole

  There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates, noted above.

- Financial statement disclosures: The disclosures in the financial statements are neutral, consistent and clear.

Significant unusual transactions

There have been no significant transactions that are outside the normal course of business for the Village or that otherwise appear to be unusual due to their timing, size or nature.

Significant difficulties encountered during the audit

We encountered no significant difficulties in dealing with management and completing our audit.

Disagreements with management

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Audit report

There have been no departures from the auditors' standard report.

Audit consultations outside the engagement team

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

Uncorrected misstatements and corrected misstatements

Professional standards require us to accumulate misstatements identified during the audit, other than those that are clearly trivial, and to communicate accumulated misstatements to management. The schedule within the attachments summarizes the uncorrected misstatements, other than those that are clearly trivial, that we presented to management and the material corrected misstatements that, in our judgment, may not have been detected except through our auditing procedures. The internal control matters section of this report describes the effects on the financial reporting process indicated by the uncorrected misstatements and corrected misstatements, other than those that we consider to be of a lesser magnitude than significant deficiencies and material weaknesses.

Management has determined that the effects of the uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the basic financial statements under audit.

Other audit findings or issues

We encountered no other audit findings or issues that require communication at this time.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other information in documents containing audited basic financial statements

Annual report

The Village's audited financial statements will be included in the Annual Comprehensive Financial Report. Our responsibility for this information does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. We have read the Introductory and Statistical sections to determine whether a material inconsistency exists between the other information and the financial statements. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, was materially inconsistent with the information, or manner of its presentation, in the financial statements.

Official statements

The Village's audited financial statements are "general purpose" financial statements. General purpose financial statements consist of the basic financial statements that can be used by a broad group of people for a broad range of activities. Once we have issued our audit report, we have no further obligation to update our report for events occurring subsequent to the date of our report. The Village can use the audited financial statements in other client prepare documents, such as official statements related to the issuance of debt, without our acknowledgement. Unless we have been engaged to perform services in connection with any subsequent transaction requiring the inclusion of our audit report, as well as to issue an auditors' acknowledgment letter, we have neither read the document nor performed subsequent event procedures in order to determine whether or not our report remains appropriate.

Management's consultations with other accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

Written communications between management and Baker Tilly

The attachments include copies of other material written communications, including a copy of the management representation letter.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

We will issue a separate document which contains the results of our audit procedures to comply with the Uniform Guidance.

Fraud

We did not identify any known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Village's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date of the financial statements, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditors' report. No such matters or conditions have come to our attention during our engagement.

Independence

We are not aware of any relationships between Baker Tilly and the Village that, in our professional judgment, may reasonably be thought to bear on our independence.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the Village's related parties.

Other matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the other information, which accompanies the financial statements but are not RSI. We did not audit or perform other procedures on this other information, and we do not express an opinion or provide any assurance on it.

Nonattest services

The following nonattest services were provided by Baker Tilly:

- Adjusting journal entries and financial statement preparation
- Preparation of regulatory reports (Public Service Commission, State Report)
- Accounting assistance

In addition, we prepared GASB No. 34 conversion entries which are summarized in the "Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position" and the "Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities" in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

Village Board resources

Our business is to know every aspect of yours and to maintain a constant lookout for what's next. We invite you to learn about some of the trending challenges and opportunities for public sector organizations like yours and how Baker Tilly can help.

To explore more trending topics and regulatory updates, visit our resource page at https://www.bakertilly.com/insights/audit-committee-resource-page.

Capital project oversight

Public sector capital projects face increasing pressure from cost escalation, supply chain disruption, regulatory complexity and heightened scrutiny around transparency and accountability. Strong planning, governance and controls are critical across the full project life cycle, from feasibility and funding strategy through execution and closeout.

Independent oversight helps chart a clear course from planning to delivery. Our teams work alongside leadership to strengthen governance, establish financial and contractual controls, align funding with project goals, and monitor performance throughout execution, helping projects stay on schedule, within budget, and aligned with community priorities.

Succession planning

An aging workforce, rising retirement rates, and competition for specialized talent make succession planning a fiscal and operational a priority for public sector organizations.

By identifying critical roles, assessing workforce risk, building internal talent pipelines, and integrating succession planning with broader workforce strategies, Baker Tilly helps organizations preserve institutional knowledge and maintain continuity, today, and into the future.

Economic development

Successful economic development depends on disciplined planning, sound financial analysis and coordinated execution. Public sector leaders must balance incentives, infrastructure investment, funding opportunities and stakeholder priorities while maintaining fiscal responsibility.

Baker Tilly’s supports local governments with strategic and financial planning, incentive structuring and negotiation, tax increment financing administration, project financing, grant strategy, and economic and fiscal impact analysis. This integrated approach helps leaders move from vision to action, strengthening communities and advancing sustainable, long-term growth.

Management representation letter

Village of

Germantown

July 30, 2026

Baker Tilly US, LLP
4807 Innovate Lane, PO Box 7398
Madison, WI 53707-7398

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Village of Germantown as of December 31, 2025 and for the year then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Germantown and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America (GAAP). We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

Financial Statements

1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated February 4, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America U.S. GAAP.

2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.

3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

5) Significant assumptions we used in making accounting estimates, including those measured at fair value, if any, are reasonable in accordance with accounting principles generally accepted in the United States of America U.S. GAAP.

6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements or in the schedule of findings and questioned costs.

7) All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal and state awards.

8) We believe the effects of the uncorrected financial statement misstatements listed here are immaterial, both individually and in the aggregate, to the basic financial statements as a whole. Costs previously reported as Governmental activities construction work in progress were determined to be unrelated to capital additions and were written off in the current year. As a result, beginning net position and current year expenses are overstated by $714,711. In addition, you have recommended adjusting journal entries, and we are in agreement with those adjustments.

9) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.

10) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the appropriate accounts.

11) There are no known or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with accounting principles generally accepted in the United States of America.

12) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

13) We have provided you with:

a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.

b) Additional information that you have requested from us for the purpose of the audit.

c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

d) Minutes of the meetings of Village Board or summaries of actions of recent meetings for which minutes have not yet been prepared.

14) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.

15) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:

a) Management,

b) Employees who have significant roles in internal control, or

c) Others where the fraud could have a material effect on the financial statements.

16) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.

17) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.

18) There are no related parties or related party relationships and transactions, including side agreements, of which we are aware.

Other

19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

20) We have a process to track the status of audit findings and recommendations.

21) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.

22) The Village of Germantown has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or fund balance or net position.

23) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

24) We have appropriately disclosed all information for conduit debt obligations in accordance with GASB 91.

25) There are no:

a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.

b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.

c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.

d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.

e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.

26) We have made all management decisions and performed all management functions in relation to the nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, as identified in the engagement letter or an addendum to the engagement letter. We have designated Matthew Uselding, Finance Director, an employee with suitable skill, knowledge, and/or experience to oversee the services received. Furthermore, we have established and maintained internal controls, including monitoring activities related to the nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, and we have evaluated and accept responsibility for the adequacy and results of the nonattest services received.

The nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, are listed below.

a) Financial statement preparation, including adjusting journal entries

b) Compiled regulatory reports

c) Accounting assistance

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

27) The Village of Germantown has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

28) The Village of Germantown has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.

29) The financial statements include all fiduciary activities required by GASB No. 84.

30) The financial statements properly classify all funds and activities.

31) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

32) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.

33) The Village of Germantown has no derivative financial instruments such as contracts that could be assigned to someone else or net settled, interest rate swaps, collars or caps.

34) Provisions for uncollectible receivables, if any, have been properly identified and recorded.

35) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

36) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.

37) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

38) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).

39) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.

40) Tax abatement agreements have been properly disclosed in the notes to the financial statements, including the names of all governments involved, the gross amount and specific taxes abated, and additional commitments.

41) Tax-exempt bonds issued have retained their tax-exempt status.

42) We have appropriately disclosed the Village of Germantown's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.

43) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.

44) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

45) With respect to the supplementary information, (SI):

    a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

    b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

46) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.

47) We have evaluated and considered all potential tax abatements and believe all material tax abatements have been properly reported and disclosed.

48) We have reviewed our long-term debt agreements and believe that all terms related to significant events of default with finance-related consequences, termination events with finance-related consequences and subjective acceleration clauses have been properly identified and disclosed.

49) Unused lines of credit, collateral pledged to secure debt and direct borrowings and private placements have been properly identified and disclosed.

50) We have identified any leases, subscription-based information technology agreements or other contracts that are required to be reported as leases or subscription obligations and are in agreement with the key assumptions used in the measurement of any lease/subscription related assets, liabilities or deferred inflows of resources.

51) We have evaluated our ongoing operations and determined there are no concentrations or constraints meeting the requirements for disclosure under GASB Statement No. 102.

52) There have been no changes to our assessment or applicability in regards to all previously effective GASB Statements that were deemed immaterial or did not impact The Village of Germantown at the time the statements were effective.

53) We are responsible for the estimation methods and assumptions used in measuring assets and liabilities reported or disclosed at fair value, including information obtained from brokers, pricing services or third parties. Our valuation methodologies have been consistently applied from period to period. The fair value measurements reported or disclosed represent our best estimate of fair value as the measurement date in accordance with the requirements of GASB 72—*Fair Value Measurement*. In addition our disclosures related to fair value measurements are consistent with the objectives outlined in GASB 72. We have evaluated the fair value information provided to us by brokers, pricing services or other parties that has been used in the financial statements and believe this information to be reliable and consistent with the requirements.

54) The auditing standards define an annual report as "a document, or combination of documents, typically prepared on an annual basis by management or those charged with governance in accordance with law, regulation, or custom, the purpose of which is to provide owners (or similar stakeholders) with information on the entity's operations and the financial results and financial position as set out in the financial statements." Among other items, an annual report contains, accompanies, or incorporates by reference the financial statements and the auditors' report thereon. Our annual report is comprised of the Other Information described in the Independent Auditors' Report as part of the Annual Comprehensive Financial Report. We have provided you with the final version of the annual report. There are no material inconsistencies between the financial statements and any other information contained within the annual report.

55) With respect to federal and state award programs:

   a) We are responsible for understanding and complying with and have complied with the requirements of the Single Audit Act Amendments of 1996, *OMB's Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), *State Single Audit Guidelines*, including requirements relating to preparation of the schedule of expenditures of federal and state awards (SEFSA).

b) We acknowledge our responsibility for preparing and presenting the SEFSA and related disclosures in accordance with the requirements of the Uniform Guidance and the *State Single Audit Guidelines,* and we believe the SEFSA, including its form and content, is fairly presented in accordance with the Uniform Guidance and the *State Single Audit Guidelines*. The methods of measurement and presentation of the SEFSA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the SEFSA.

c) If the SEFSA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFSA no later than the date we issue the SEFSA and the auditors' report thereon.

d) We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance and the *State Single Audit Guidelines* and included in the SEFSA, expenditures made during the audit period for all awards provided by federal agencies in the form of grants, federal cost reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.

e) We are responsible for understanding and complying with, and have complied with the requirements of laws, regulations, and the provisions of contracts and grant agreements related to each of our federal and state programs and have identified and disclosed to you the requirements of laws, regulations, and the provisions of contracts and grant agreements that are considered to have a direct and material effect on each major federal and state program.

f) We are responsible for establishing and maintaining, and have established and maintained, effective internal control over compliance for federal and state programs that provide reasonable assurance that we are administering our federal and state awards in compliance with laws, regulations, and the provisions of contracts and grant agreements that could have a material effect on our federal and state programs. We believe the internal control system is adequate and is functioning as intended. Also, no changes have been made in the internal control over compliance or other factors to the date of this letter that might significantly affect internal control, including any corrective action taken with regard to control deficiencies reported in the schedule of findings and questioned costs.

g) We have made available to you all contracts and grant agreements (including amendments, if any) and any other correspondence with federal or state agencies or pass-through entities relevant to the programs and related activities.

h) We have received no requests from a federal or state agency to audit one or more specific programs as a major program.

i) We have complied with the direct and material compliance requirements including when applicable, those set forth in the OMB Compliance Supplement and the *State Single Audit Guidelines,* relating to federal and state awards.

j) We have disclosed any communications from grantors and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditors' report.

k) Amounts claimed or used for matching were determined in accordance with relevant guidelines in the Uniform Guidance.

l) We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.

m) We have made available to you all documentation related to the compliance with the direct and material compliance requirements, including information related to federal and state program financial reports and claims for advances and reimbursements.

n) We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.

o) We are not aware of any instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditors' report.

p) No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the date as of which compliance was audited.

q) Federal and state program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.

r) The copies of federal and state program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal and state agency or pass-through entity, as applicable.

s) We have charged costs to federal and state awards in accordance with applicable cost principles.

t) We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance and the *State Single Audit Guidelines* and we have provided you with all information on the status of the follow-up on prior audit findings by federal and state awarding agencies and pass-through entities, including all management decisions.

u) We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.

Village of

Germantown

v) We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.

w) We are responsible for preparing and implementing a corrective action plan for each audit finding.

x) We have disclosed to you all contracts or other agreements with our service organizations, and we have disclosed to you all communications from the service organization relating to noncompliance at the service organizations.

Sincerely,

Village of Germantown

Signed: ______________________
Lisa Davis, Finance Director/Treasurer

Signed: ______________________
Matt Trebatoski, Village Administrator

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Accounting changes relevant to the Village of Germantown

Future accounting standards update

GASB statement number	Description	Potentially impacts you	Effective date
103	Financial Reporting Model Improvements	✔	12/31/26
104	Disclosure of Certain Capital Assets	✔	12/31/26
105	Subsequent Events	✔	12/31/27

Further information on upcoming GASB pronouncements.

Changes to the financial reporting model

GASB Statement 103, *Financial Reporting Model Improvements*, builds on Statement 34 by providing key targeted improvements to the financial reporting model. Its requirements are designed to:

- Enhance the effectiveness of governmental financial reports in providing information essential for decision making and assessing a government's accountability, and
- Address certain application issues.

The targeted improvements contained in Statement 103 establish or modify existing accounting and financial reporting requirements related to:

- Management's discussion and analysis - While the overall requirements do not substantially change management's discussion and analysis, the modifications are meant to improve the analysis included in this section and provide details about the items that should be discussed as currently known facts, decisions, or conditions expected to have a significant financial effect in the subsequent period.
- Unusual or infrequent items (previously known as extraordinary and special items) - The new statement simplifies GASB literature by eliminating the separate presentation of extraordinary and special items. Under the requirement of Statement 103, applicable items will either be identified as unusual or infrequent, or both.
- Presentation of the proprietary fund statement of revenues, expenses and changes in fund net position - The changes are designed to improve consistency around the classification of items in these statements by better defining what should be included in operating revenues and expenses and nonoperating revenues and expenses including, for example, the addition of subsidies received or provided as a new category of nonoperating revenues and expenses.
- Major component unit information, and budgetary comparison information - Statement 103 is designed to improve the consistency of the reporting of major component unit information and budgetary comparison information by specifying required placement of that information.

Revisions to disclosures for certain capital assets

Governments are required to provide information on capital assets in the footnotes to the financial statements as outlined in GASB Statement No. 34. Recent standards have impacted the accounting and reporting for capital assets and as a result GASB issued Statement No. 104, Disclosure of Certain Capital Assets to provide enhanced disclosures for certain capital assets, including

(a) Lease assets reported under Statement No. 87, intangible right-to-use assets reported under Statement No. 94 and subscription assets reported under Statement No. 96 should all be disclosed separately, and by major class of underlying asset. In addition, if there are any other intangible assets reported they should also be disclosed separately.

(b) Capital assets that are held for sale should have the ending balance with separate disclosure for historical cost and related accumulated depreciation as well as any outstanding debt for which the asset is pledged as collateral disclosed by major class of asset. Assets held for sale are defined as those for which the government has decided to pursue the sale, and it is probable that the sale will be finalized within one year of the financial statement date.

While these changes are focused on footnote disclosures it is important to plan ahead to ensure the required information is available for implementation.

Updated guidance for the financial reporting of subsequent events

GASB Statement No. 105, *Subsequent Events, which supersedes GASB Statement No. 56*, is intended to enhance consistency in the application of requirements for subsequent events.

The Statement defines subsequent events as transactions or other events that occur after year end but before the date the financial statements are available to be issued. The date the financial statements are available to be issued is the date at which (a) the financial statements are complete in a form and format that complies with generally accepted accounting principles (GAAP) and (b) approvals necessary for issuance have been obtained, or typically the opinion date. The definition of subsequent events in this Statement modifies the subsequent events time frame throughout the GASB literature.

The Statement also clarifies:

- The different types of subsequent events (recognized and nonrecognized events)
- When note disclosures are required
- The information that should be included in those note disclosures

Uncorrected misstatements

- Costs previously reported as Governmental activities construction work in progress were determined to be unrelated to capital additions and were written off in the current year. As a result, beginning net position and current year expenses are overstated by $714,711.

Material corrected misstatements

Description	Opinion unit	Amount
To record utility depreciation	Water Utility, Sewer Utility	$2,449,748
To record capital activity	Water Utility	$1,604,458
To record building lease	Debt Service Fund	$1,392,245
To adjust receivables	Water Utility	$250,000

The remaining misstatements that were identified and corrected by management were not material individually or in the aggregate to the financial statements taken as a whole.

Two-way audit communications

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.

b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:

    - Identify types of potential misstatements.
    - Consider factors that affect the risks of material misstatement.
    - Design tests of controls, when applicable, and substantive procedures.

c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs. For audits performed in accordance with *Government Auditing Standards*, our report will include a paragraph that states that the purpose of the report is solely to describe the scope of testing of internal control over financial reporting and compliance and the result of that testing and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance and that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control over financial reporting and compliance. The paragraph will also state that the report is not suitable for any other purpose.

d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards, OMB's Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations, and provisions of contracts or grant programs. For audits done in accordance with *Government Auditing Standards*, the Uniform Guidance, our report will include a paragraph that states that the purpose of the report is solely to describe (a) the scope of testing of internal control over financial reporting and compliance and the result of that testing and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance, (b) the scope of testing internal control over compliance for major programs and major program compliance and the result of that testing and to provide an opinion on compliance but not to provide an opinion on the effectiveness of internal control over compliance and, (c) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering internal control over financial reporting and compliance and the Uniform Guidance, in considering internal control over compliance and major program compliance. The paragraph will also state that the report is not suitable for any other purpose.

We are very interested in your views regarding certain matters. Those matters are listed here:

a. We typically will communicate with your top level of management unless you tell us otherwise.

b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.

c. We need to know your views about your organization's objectives and strategies, and the related business risks that may result in material misstatements.

d. We anticipate that the Village will receive an unmodified opinion on its financial statements.

e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?

f. Have you had any significant communications with regulators or grantor agencies?

g. Are there other matters that you believe are relevant to the audit of the financial statements?

Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

a. The entity's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control?

b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices, or other related matters, or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. We perform preliminary financial audit work during the months of October-December, and sometimes early January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditors' sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means, or wish to provide other feedback. We welcome the opportunity to hear from you.

Annual Comprehensive Financial Report of the Village of Germantown

December 31, 2025

Department Issuing Report

Prepared by Village Administrator and
Clerk-Treasurer Department
Member of the Government Finance Officers
Association of the United States and Canada

INTRODUCTORY SECTON

Clerk/Treasurer
Department

PO Box 337

Germantown WI 53022

July 30, 2026

To: Citizens of the Village of Germantown
Members of the Board of Trustees

The *Annual Comprehensive Financial Report* for the Village of Germantown, Wisconsin for fiscal year ending December 31, 2025, is prepared to provide the Board, our citizens, our bondholders, and other interested persons, detailed information concerning the financial condition of the Village government. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the village government. The report was prepared by the Village's Administration and Finance departments and contains representations concerning the finances of the Village. We believe the data, as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Village as measured by financial activity of its various funds; and that all disclosures necessary to enable the reader to gain reasonable understanding of its financial affairs have been included.

The Village retained the services of Baker Tilly US, LLP to perform its audit. Based upon standard audit procedures, Baker Tilly US, LLP has issued an unmodified opinion on the Village's financial statements for the year ended December 31, 2025. The auditor's opinion is located at the front of the financial section of this report.

Report Format

The *Annual Comprehensive Financial Report* is presented in three main sections: introductory, financial and statistical. The introductory section contains this transmittal letter, the Village's organizational chart, a list of principal officials, and other information. The financial section contains the independent auditors report, management's discussion and analysis (MD&A), government-wide financial statements, notes to the financial statements and more detailed fund financial statements. A third section provides selected statistical and general information presented on a multi-year comparative basis.

Reporting Entity

This report includes all funds of the Village of Germantown. The criteria used in determining the reporting entity are consistent with criteria established by the Governmental Accounting Standards Board (GASB) as outlined in the Codification of Governmental Accounting and Financial Reporting Standards. This report includes the General Fund, which accounts for the general administration of the Village, Special Revenue funds relating to Economic Development, and long-term Capital Projects funds and Internal Service Funds. The report also includes the Village's Enterprise funds that account for the Water and Wastewater Utilities. Internal service funds provide information on the health and dental protection plans of the Village's employees.

Village Profile

Located 25 miles northwest of Milwaukee, Germantown encompasses 34 square miles in the southeast corner of Washington County. Germantown is one of the largest villages in geographical area in the State of Wisconsin. The Village's current population, as of the 2020 census, is 20,917, a 5.8% increase over the prior ten year's period. The 2025 estimated population is 21,053. The Village operates under a council-manager form of government. There are nine members on the Germantown Village Board. Eight of the members are elected from four trustee districts and the Village President is elected at large. Board members are elected to three-year terms. The appointed Village Administrator is responsible for the day-to-day operations of the Village, the appointment of administrative staff members, and the supervision of all employees.

The area offers a pleasing, small-town character enhanced by all the modern amenities of a first-class suburb. Germantown residents take advantage of exceptional schools, modern healthcare providers, attractive real estate, well-maintained parks and facilities as well as unique shops and local restaurants. While the village has worked hard to provide its residents with the finest in big-city conveniences, it has worked equally hard to maintain its rich German heritage and beautiful architecture.

The Village provides typical municipal services including police, fire, emergency dispatch and ambulance services; public works activities such as highway and street maintenance, and recycling; recreational activities such as parks, recreation programs, public library and senior activity center; community development activities including planning and zoning enforcement, economic development, and general administrative and financial services. The Village operates a Water and Wastewater Utility as enterprise funds.

Accounting Systems and Budgetary Control

The Village's accounting records for governmental and custodial funds are based upon the modified accrual basis, with revenues recorded when available and measurable and expenditures recorded when the services and goods are received, and the liabilities incurred. Accounting records for the Village's utilities are maintained on an accrual basis.

In developing the Village's overall accounting system, consideration was given to the adequacy of the internal accounting control structure. Internal controls are designed to provide reasonable but not absolute assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition and (2) the reliability of financial resources for preparing financial statements and maintaining accountability for assets.

The concept of reasonable assurance recognized that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the evaluation of costs and benefits requires estimates and judgements by management. We believe that the Village's internal accounting controls adequately safeguard assets and provides reasonable assurance of proper recording of financial transactions.

Village Board policy provides for adoption of an annual budget prepared by management. The budget, as adopted by the Board, is intended to appropriate expenditures on a program or functional basis. The Village Administrator is granted authority to make mid-year adjustments within budgeted accounts of a department. Budget amendments which change a departmental budget appropriation or are transfers between departments or funds must be approved by a 2/3 majority of the Village Board.

The Village Board's updated Fund Balance Policy establishes a minimum unassigned Fund Balance. It states that the Village will maintain a minimum unassigned fund balance in its General Fund ranging from 16% to 25% of the subsequent year's budgeted expenditures. This minimum fund balance is to protect against cash flow shortfalls related to timing of projected revenue receipts and to maintain a budget stabilization commitment. The 2026 unassigned fund balance is 20.73% of the subsequent year's expenditure budget, changing from $5.11 million in 2024 compared to $4.72 million in 2025. When an unassigned fund balance of the General Fund exceeds 20%, the Village may consider such fund balance surpluses for one-time expenditures that are nonrecurring in nature, and which will not require additional staffing or recurring expenditures.

Economic Conditions and Outlook

The Village's $4,424,654,900 property tax base of equalized value is primarily residential (66%) but has a sizeable commercial (25%) and manufacturing (8%) presence as well.

The Village's overall equalized value increased by 5%, following an increase of 7% the previous year. The average unemployment rate for Washington county in 2025 was 2.8%, which is lower than the Wisconsin state average of 3.2%. With the use of a variety of financing tools such as impact fees, tax incremental financing incentives, and close partnerships with local business, the Village will be able to maintain current services to our constituents. We have been able to balance the community with a mixture of agricultural, residential, commercial and industrial/office development. Germantown's fine school system and parks and recreational activities are also helpful in acquiring and keeping our residential base.

Tax Incremental District No. 6 (Willow Creek Business Park) is a Mixed-Use District, that is bounded by Appleton Avenue, Lannon Road, and Maple Road. Current construction includes Discount Ramps, Metro Cigars and Ryan Companies. The base value was $2,796,000 and has grown to $64,308,800 in 2025. The TID is projected to close in 2033.

Tax Incremental District No. 7 is designated as an Industrial TID. The TID was amended in 2021 in order to add territory. This district was created to capture economic growth related to JW Speaker and so far the development has not created sufficient increment to cover the District's expenses. In 2021, the TID was amended to add territory and account for the Planned Capstone Quadrangle industrial park development. The area included in the District encompasses 144.2 acres owned by the J.W. Speaker Corporation, located on Freistadt Road and by North Goldendale Rd and Capstone Quadrangle property along Goldendale Road. The project allowed for extension of 16” public watermain and the 18” public sanitary sewer interceptor from their current terminus approximately 2,400 feet north along Goldendale Road. The extension facilitated growth within the district and allowed for utility connection through to Tax Increment District No. 8. The amendment includes properties on Goldendale Road. The base value was $9,642,400 and has grown to $65,992,600 in 2025. The TID projected closure of 2031.

In July 2018 the Village created Tax Increment District No. 8. The district is an industrial TID, encompassing 224.8 acres which is broken into two development areas, the property controlled by Zilber Property Group (approximately 151.3 acres) and the remaining 73.5 acres to be developed in later phases. The Village anticipates making total project expenditures of approximately $14.2 million, with completion in phases as development requires. Construction in 2019 included a 706,800 square foot Briggs & Stratton warehouse facility, with two other multi-tenant industrial buildings constructed by Zilber Property Group, plus a 100,000 square foot manufacturing facility for Dielectric. The Village had three TID No. 8 related bond issues in 2019, $6,725,000 G.O. Community Development Bonds, $1,755,000 Taxable G.O. Community Development Bonds, and $7,850,000 G.O. Corporate Purpose bonds. The taxable issue will reimburse Zilber Property Group to cover their costs for internal infrastructure improvements; the other two issues have funded the expansion of water and sewer main to the development as well as road reconstruction costs. The issues also provided the initial funding to construct Well #12 and Water Tower #4, in conjunction with the Water Utility. The base value was $640,700 and has grown to $240,334,300 in 2025. The TID is projected to close in 2031.

The Water Utility currently operates six wells; three deep and three shallow; with a capacity of 4,415,000 gallons per day plus four elevated tank water towers, two at 125 feet and two at 190 feet. The 2025 average daily water pumped for customer consumption was 1,716,923 gallons. The village is moving forward with a seventh well completed construction by the end of 2026. The Public Service Commission approved a significant rate increase for the utility during 2021 that took effect at the beginning of 2022. The second phase of the PSC rate increase took effect first quarter of 2025.

The Sewer Utility maintains 110.40 miles of sewer main, seven lift stations and one metering station. The Village contracts with Milwaukee Metropolitan Sewerage District (MMSD) for its sewage treatment, the charges from MMSD for treatment and its annual capital charge remain the utility's largest expenditure. Wrenwood subdivision, a major housing development proposed for the Northeast side of the Village has required an extension of interceptor sewer main, with an abandonment and construction of a new lift station completed in 2020.

The Village continues to follow basic short-term and long-term planning policies. The Village's philosophy strives for manageable conservative budgets that allow for stable financial futures, keeping taxes and utility user rates as low as possible while guaranteeing that funds will be available to protect village infrastructure and services. The Village board is committed to maintaining a positive General Fund balance. This positive balance provides the Village with a cushion for unanticipated emergencies. The COVID-19 pandemic is a perfect example of this.

By necessity, long range planning includes assessment of future debt issuance in conjunction with current debt service requirements. Village debt policies are designed to comply with requirements of Wisconsin State Statutes and bond covenants, while maintaining the highest bond rating possible. Management reviews capital planning and resultant bond issuance in conjunction with its resources on hand and monitors the effects on future cash flows. The Village maintains a solid Aa3 general obligation bond rating from Moody's Investors Service, based upon its healthy fund balance, conservative financial management and aggressive debt repayment schedules.

As required by State Law, comprehensive “smart growth” plans are intended to be the community's guide for future growth and development. These plans must address nine specific elements: land use; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation; issues and opportunities; and implementation. The Village began the process of updating the current 2020 Comprehensive Plan in 2019 with assistance from GRAEF consulting. Public workshops, meetings and hearings concerning the required components of the new 2050 Comprehensive Plan were conducted in 2020-2022. The 2050 Comprehensive Plan will include all required elements but will reflect current trends and policy decisions made over the last decade. The 2050 Comprehensive Plan overall planning process is expected took over 24 months to complete and included an extensive “public participation program” that will provide many different opportunities for property owners, residents and other stakeholders to be part of the process. The 2050 Comprehensive Plan was adopted in 2022.

As in the past several years, development in the Village, be it residential, commercial, or industrial in nature, has been of the high quality necessary to provide the diversified tax base and tax rate necessary to provide services expected by the residents of Germantown. The Village of Germantown intends to maintain an adequate financial reserve in addition to a low tax rate to provide the citizens excellent municipal services.

Vision Statement: Germantown's ethnic heritage, high quality of life based on its rural and suburban character, and desirable location in the greater metropolitan area create our competitive advantage. Our people will work together, with respect for each other, to ensure that development is consistent with Germantown's future as a neighborly and safe place to live, work and play.

Mission Statement: The Village of Germantown is responsive to our citizens and businesses, embracing our heritage while working together to provide quality services in a fiscally responsible manner that will enhance the quality of life in our community.

Independent Audit

Included in the financial section is the independent auditor's report which is a significant part of the Annual Comprehensive Financial Report (ACFR). In this report, Baker Tilly US, LLP, Certified Public Accountants, express their opinion that the financial statements are presented fairly in conformity with generally accepted accounting principles and comment on the scope of the examination. The opinion is unmodified and signifies a substantial level of achievement.

Management's Discussion and Analysis

Immediately following the independent auditor's report is *Management's Discussion and Analysis* which provides a narrative introduction, overview, and analysis of the basic financial statements.

Acknowledgments

The preparation of this report was made possible by the dedicated services of the entire staff of the Village of Germantown Finance Department and Administration Department, and the advice of the Village's independent auditors, Baker Tilly US, LLP. Appreciation is expressed to Village employees throughout the organization, especially those employees who were instrumental in the successful completion of this report. Additional appreciation is expressed to Alex Claerbaut for the significant time, energy, and work he dedicated towards the completion of this report.

Respectfully submitted,

Lisa Davis *Matt Trebatoski*

Lisa Davis, Finance Director Matt Trebatoski, Administrator

LIST OF PRINCIPAL OFFICIALS as of December 31, 2025

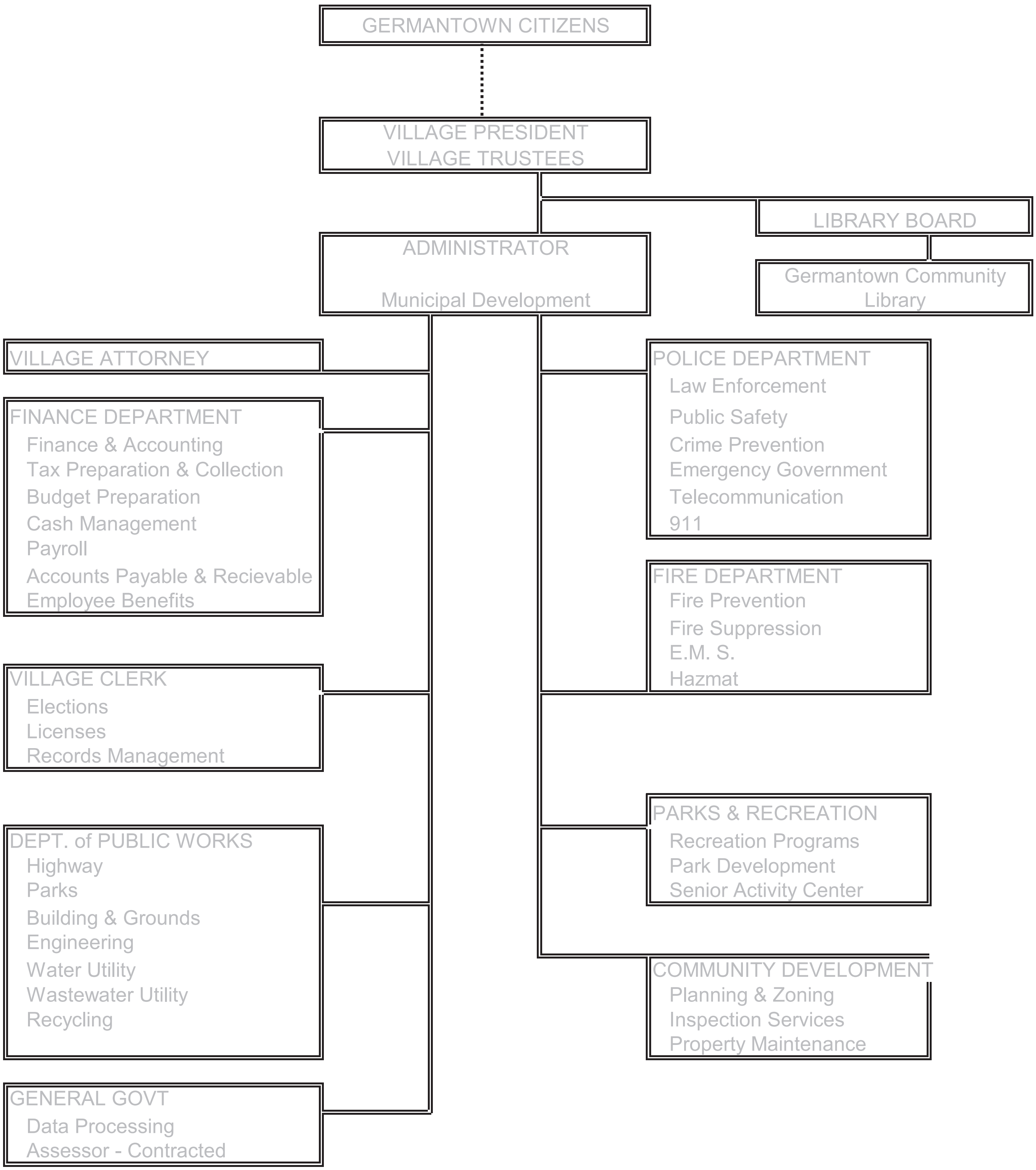
ELECTED OFFICIALS

TITLE	NAME
Village President	Bob Soderberg
Village Trustee - District 1	David Baum
Village Trustee - District 1	Terri Kaminski
Village Trustee - District 2	Meg Cutts
Village Trustee - District 2	Rick Miller
Village Trustee - District 3	Jolene Pieper
Village Trustee - District 3	Robert Warren
Village Trustee - District 4	Jan Miller
Village Trustee - District 4	Kristen Borst

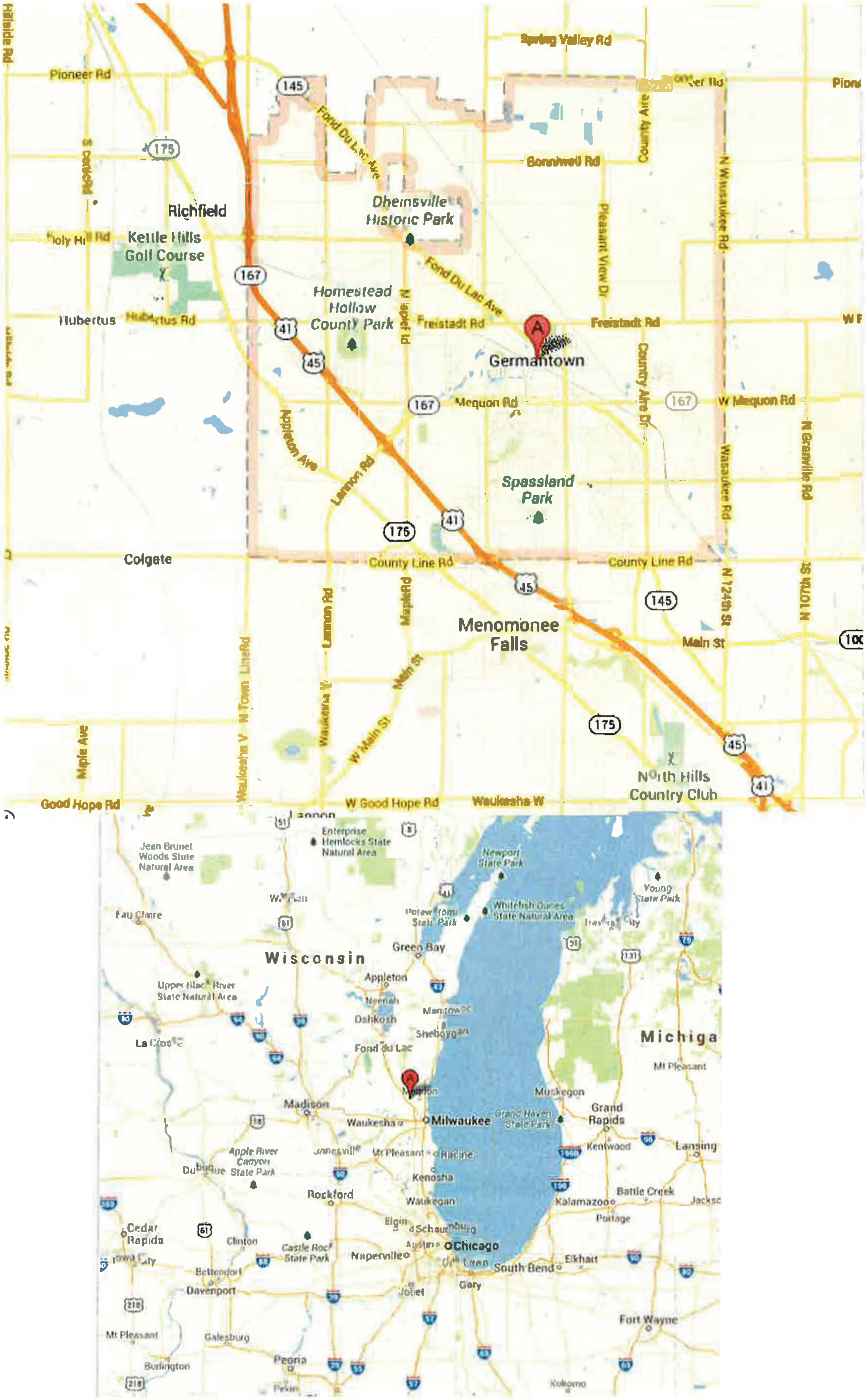
APPOINTED OFFICALS

Village Administrator	Steven R. Kreklow
Village Attorney	Brian Sajdak; Wesolowski, Reidenbach & Sajdak SC
Village Assessor - Contract Service	Associated Appraisal Consultants, Inc
Village Clerk	Donna Ott
Finance Director	Matthew Uselding
Community Development/Planning & Inspection	Jeffrey W. Retzlaff
Director of Public Works	Matthew Mortwedt
Village Engineer	Kevin Driscoll
Police Chief	Patrick J. Merten
Fire Chief	John Delain
Library Director	Patricia Smith
Recreation Director	Guilford Standridge
Police & Fire Commission Chairperson	Scott Scheife
Park & Recreation Commission Chair	Brian Depies
Library Board President	Joyce Nelson

VILLAGE OF GERMANTOWN
ORGANIZATIONAL CHART



The Village of Germantown - Location Map



Brief History of the Village of Germantown

The Village of Germantown is located in southeastern Wisconsin, in the southeastern corner of Washington County. The City of Mequon, in Ozaukee County, borders the Village on the east, and the Village of Menomonee Falls, in Waukesha County, borders it on the south. The Village is contiguous with the City of Milwaukee and Milwaukee County at its southeast corner. In Washington County, the Town of Jackson borders it to the north, and the Village of Richfield shares its western border. At 35 square miles, the Village of Germantown is one of the largest village's in geographical area in the State of Wisconsin.

The Village's current population is estimated to be 20,590. A majority of its residential, commercial and industrial development is concentrated in the suburban-like central-southern half of the village. It is in this portion, served by the Milwaukee Metropolitan Sewerage District (MMSD), and supplied with water by municipal wells, that most of Germantown=s development has occurred.

The half of the village north of Freistadt Road is rural in nature, and is predominately agricultural. Current extensions of municipal water and sewer main has opene this section to some commercial and industrial development.

In 1839, a group of German immigrants, seeking greater religious freedom and the promise of rich, abundant farmland, founded the settlement of Freistadt (translated "Free City") just east of the present day Village of Germantown. Today, Freistadt Road bisects the Village of Germantown from east to west. In 1839, Anton Wiesner and Levi Ostrander became the first permanent settlers in the Town of Germantown. By 1845, all of the Town of Germantown had been taken for homesteads, mostly by German immigrants.

On 11 March 1927 South Germantown became the Village of Germantown. Eleven citizens of South Germantown had petitioned the Washington County Circuit Court for incorporation of 300 acres in section 22. The petitioners were: Father Banholzer, Adam Diefenthaler, Benn C. Duerrwaechter, Alvin Gronemeyer, Edward Rintelman, Joe Rosecky, Arthur Schmidt, Charles A. Schuster, John A. Schwalbach, Joseph J. Siegl, and Aaron Walterlin. Population of South Germantown, now Germantown, was 243

The Village of Germantown was incorporated at the Fond du Lac Avenue and Main Street area. In the early 1960's, the City of Milwaukee annexed 15 acres in the southeastern corner of the Town of Germantown. Fears over further annexations prompted the Town of Germantown to merge with the smaller Village of Germantown in 1964. Most of the Town of Germantown, except for four small "islands" totaling approximately two square miles in the northwestern portion, was included in the merger.

The Village operates under a council-manager form of government. Under this form of government, a nine member Board of Trustees is elected to exercise the legislative power of the Village and to determine matters of policy. All are elected to three year terms. The Village President, who is elected at large, is the trustee who presides at all Village Board meetings and votes on all matters. The Village President has no veto power. A Village Administrator is appointed by the Village Board to serve as manager. The administrator is the chief administrative officer and is responsible to the Board of Trustees for the proper administration of all Village affairs.

FINANCIAL SECTON

Independent Auditors' Report

To the Village Board of
Village of Germantown

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Germantown, Wisconsin (the Village), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village as of December 31, 2025 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards).* Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 30, 2026 on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control over financial reporting and compliance.

Baker Tilly US, LLP

Madison, Wisconsin
July 30, 2026

Management's Discussion and Analysis provides management's overview and analysis of the Village of Germantown's (Village) basic financial statements for the year ended December 31, 2025. This discussion is designed to assist the reader in focusing on significant financial issues, provide an overview of the Village's financial activity and identify changes in the Village's financial position.

Using This Report

This report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Village as a whole and presents a longer-term view of the Village's finances. As for governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Village's operations in more detail than the government-wide statement by providing information about the most significant funds. These statements also include information about activities for which the Village acts solely as a trustee or agent for the benefit of those outside the government.

Reporting the Village of as Whole - Government-wide Financial Statements

One of the most important questions asked about the Village's finances is, is the Village as a whole better off or worse than the year before? The statement of Net Position and the Statement of Activities report information that helps answer that question. The statements include assets, deferred outflows of resources, liabilities and deferred inflows of resources. The Village uses an accrual basis of accounting. The current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Net Position is the difference between what the citizens own and what the citizens owe in liabilities at one moment in time. Over time, increases or decreases in the Village's Net Position are one indicator of whether its financial health is improving or not. Other nonfinancial factors play a significant role in determining the Village's overall position, such as changes in the property tax base and the conditions of the Village's capital assets (roads, buildings, water and sewer lines, etc.).

Two types of activities are reported in the Statement of Net Position and the Statement of Activities:

Governmental activities - Incudes most of the Village's basic services, such as police, fire, street maintenance, parks, library and general administration. These services are supported primarily by property taxes, state revenues and other miscellaneous revenues (inspection fees, fines, permits).

Business-type activities - Water and Wastewater services. The Village charges a fee to customers to cover most of the cost of water and sanitary sewer utility services.

Reporting the Village's Most Significant Funds - Fund Financial Statements

The analysis of the Village's major funds provides detailed information about the most significant funds. Some funds are required to be established by state law and bond covenants. However, the Village establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money (like donations). The Village's three kinds of funds, governmental funds, proprietary funds and fiduciary funds use different accounting approaches.

Governmental Funds - Most of the Village's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Village's general operations and the basic services it provides. Governmental fund information helps the user determine whether there are more or fewer financial resources available to finance the Village's programs in the future. Reconciliations between the government-wide statements and the governmental fund statements are provided with the fund financial statements.

The Village maintains twenty-two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund, General Capital Projects, and TID No. 8 Capital Projects Fund, which are considered major funds. Data from the remaining funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements later in this report.

The basic governmental fund financial statements can be found on pages 3 - 8 of this report.

Proprietary Funds - Proprietary funds are financed and reported in a manner similar to normal business-type entities and are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The Village's enterprise funds (a component of proprietary funds) are the same as the business-type activities we report in the government-wide statements but provide more detail and additional information such as cash flows for proprietary funds. The Village's Water and Sewer Utilities are a part of this. The Village also has an internal service fund (the other component of proprietary funds) to report employee self-insurance activities.

The basic proprietary fund financial statements can be found on pages 9 - 13 of this report.

Fiduciary Funds - Fiduciary Funds are used to account for resources held for the benefit of parties other than the Village. These funds are not available to fund Village activities and are not reflected in the government-wide financial statements. The Village maintains one fiduciary fund, the Tax Collection Fund which records the tax roll and tax collections for the taxing jurisdictions within the Village. It records the assets collected on behalf of other taxing units.

Notes to the Financial Statements - The notes to the financial statements provide additional detail that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 17 of this report.

Supplementary Information - Following the basic government-wide and fund financial statements and accompanying notes, combining statements are included for the nonmajor governmental, enterprise and internal service funds. The last section of The Village of Germantown Annual Comprehensive Financial Report presents statistical and historical reference data.

Government-Wide Financial Analysis

Net Position

Net Position may serve over time as a useful indicator of a government's financial position. In the case of the Village of Germantown, total net position was approximately $159.1 million as of December 31, 2025. The largest portion of the Village's net position (90.5%) reflects its investment in capital assets (e.g. land, building, equipment, improvements, construction in progress and infrastructure) less any outstanding debt used to acquire those assets. The Village uses these assets to provide service to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to pay debt related to capital assets must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Another portion of the Village's net position (3.9%) represents resources that are subject to external restrictions on how they may be used. The remaining unrestricted net position will be discussed in later sections of this analysis. Net position of the Village as a whole decreased $0.33 million from 2024.

Village of Germantown
Condensed Statement of Net Position (in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Assets						
Capital Assets	$ 128.39	$ 125.42	$ 108.71	$ 109.05	$ 237.10	$ 234.47
Other Assets	44.00	35.26	9.90	10.96	53.90	46.22
Total assets	172.39	160.68	118.60	120.01	291.00	280.69
Deferred Outflows of Resources	6.89	8.47	0.66	0.76	7.54	9.23
Liabilities						
Noncurrent liabilities	86.40	77.82	16.74	16.67	103.14	94.49
Other liabilities	5.23	5.52	1.07	1.25	6.30	6.77
Total liabilites	91.63	83.34	17.81	17.92	109.44	101.26
Deferred inflows of resources	29.35	28.50	0.61	0.70	29.97	29.20
Net Position						
Net Investment in capital assets*	52.78	57.30	92.21	94.29	131.34	137.33
Restricted	2.30	1.66	1.59	1.63	3.89	3.29
Unrestricted*	3.22	(1.66)	7.04	6.24	23.90	18.84
Total net positon	$ 58.30	$ 57.31	$ 100.84	$ 102.16	$ 159.13	$ 159.47

* Net investment in capital assets and unrestricted net position for the primary government includes an adjustment. See Note 1 for more information.

Changes in Net Position

During 2025, the net position of governmental activities increased by $0.99 million to $58.30 million, mainly due to an increase in property tax revenue, offset by an increase in expenses.

Net position of business-type activities totaled $100.84 million as of December 31, 2025, $1.32 million lower than 2024. Net investment in capital assets decreased by $2.08 million. Also shown are other restricted uses for impact fees, debt service and equipment replacement.

Revenues

The Statement of Activities on page 2 will show that Program Revenues in the Governmental Activities were $9.55 million and Business-type Activities were $11.50 million in 2025. The increase of $1.39 million in Governmental Activities and decrease of $1.29 million for Business-type activities from 2024 was mainly due to more capital contributions received in the current year for projects covered by the governmental funds, and less developer-added utility infrastructure than prior year.

All general revenues other than program revenues, investment income and small miscellaneous amounts are reported as general revenues. Tax revenue, the largest portion of general revenues, increased by $2.93 million from the prior year to $23.08 million. Transfers shown between Governmental Activities and Business-type Activities is $0.10 million.

Expenses

Total expenses of $48.03 million are an increase of $4.63 million from 2024. Governmental Activities increased $4.62 million, mainly due to increases in general government and public works expenses. The increase to expenses in the Business-type Activities was $0.01 million, mainly due to increases in operating expenses for both water and sewer utility.

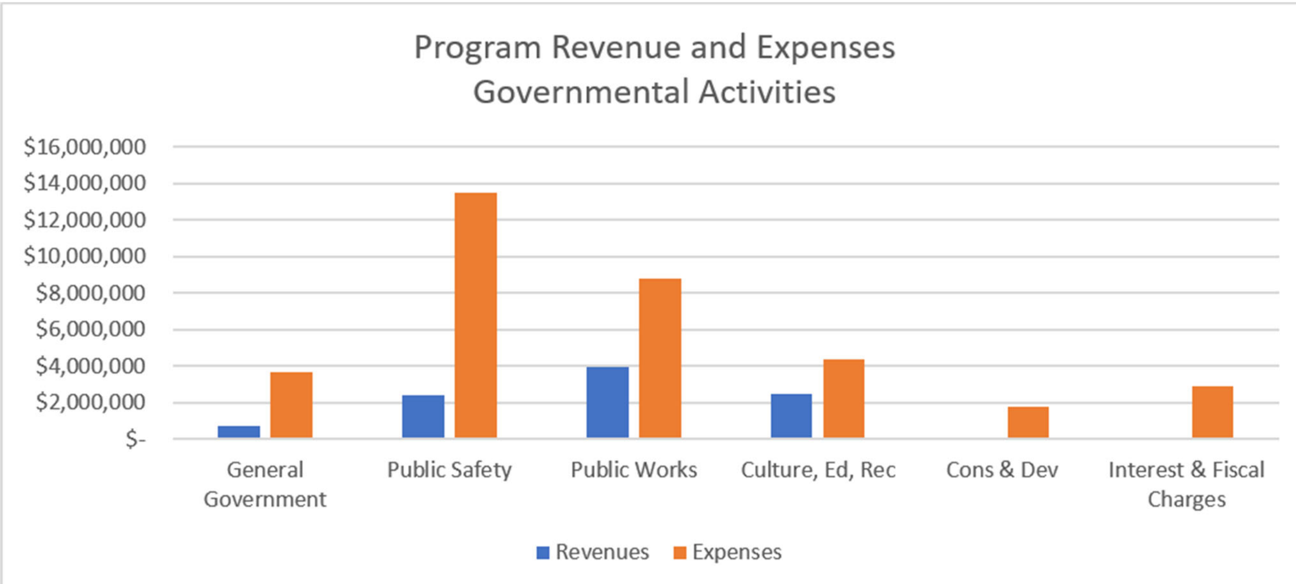
Village of Germantown

Changes in Net Position

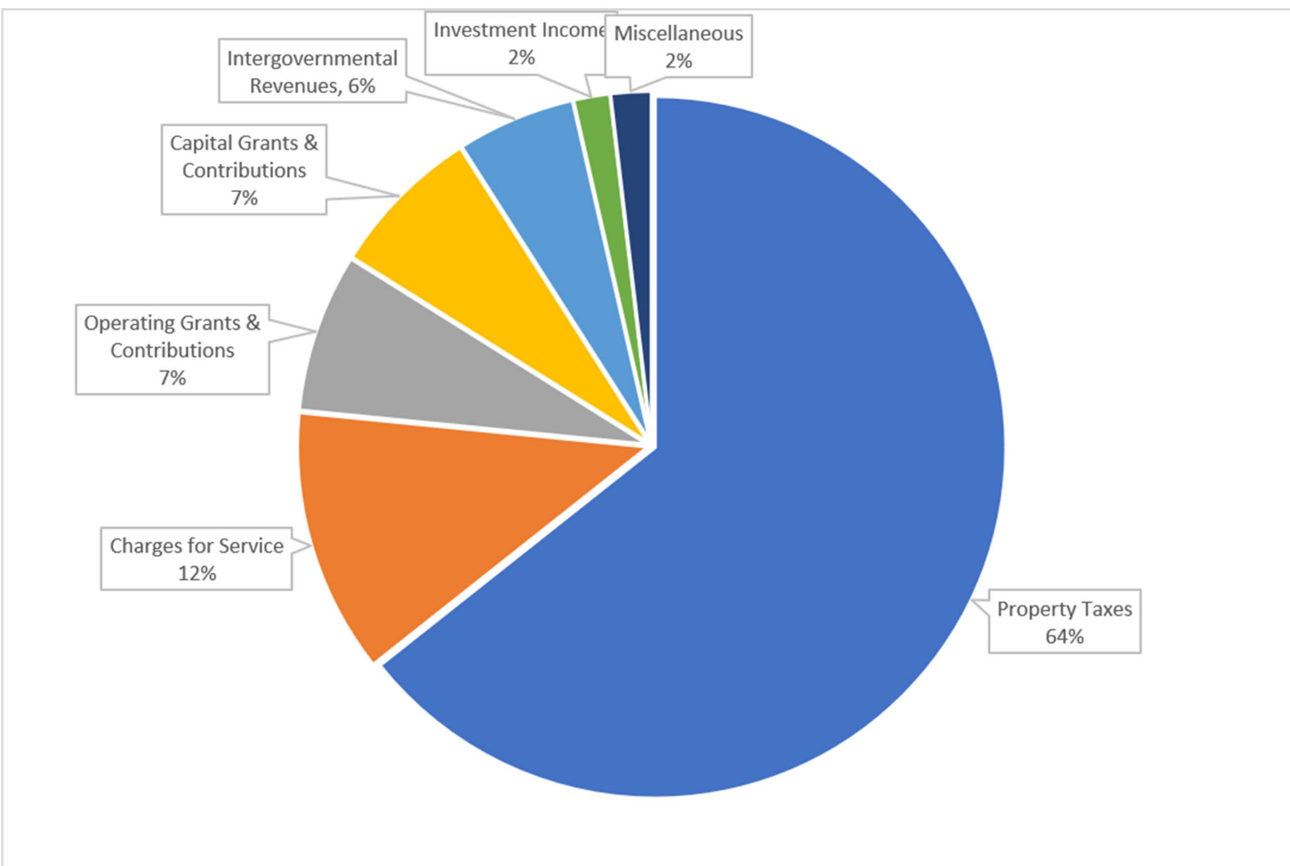
(in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Revenues						
Program revenues:						
Charges for Services	$ 4.39	$ 4.00	$ 10.83	$ 11.10	$ 15.21	$ 15.11
Operating grants and contributions	2.63	2.33	-	0.46	2.63	2.79
Capital grants and constributions	2.53	1.82	0.67	1.23	3.21	3.04
General revenues:						
Property taxes	23.08	20.14	-	-	23.08	20.14
Intergovernmental revenues	1.97	1.96	-	-	1.97	1.96
Investment income	0.61	0.98	0.30	0.47	0.91	1.45
Other	0.67	0.57	0.02	0.02	0.69	0.59
Total revenues	35.87	31.80	11.83	13.28	47.69	45.08
Expenses						
General government	3.64	3.16	-	-	3.64	3.16
Public Safety	13.49	10.98	-	-	13.49	10.98
Public Works	8.79	9.07	-	-	8.79	9.07
Culture and recreation	4.38	3.90	-	-	4.38	3.90
Conservation and development	1.79	0.70	-	-	1.79	0.70
Interest and fiscal charges	2.90	2.55	-	-	2.90	2.55
Water Utility	-	-	4.75	4.03	4.75	4.03
Sewer Utility	-	-	8.30	9.00	8.30	9.00
Total expenses	34.98	30.36	13.046	13.033	48.03	43.40
Transfers	0.10	(3.43)	(0.10)	3.43	-	-
Change in net position	0.99	(1.99)	(1.32)	3.68	(0.33)	1.69
Net Position, Beginning	57.31	59.30	102.17	98.49	159.46	157.77
Net Position, Ending	$ 58.29	$ 57.31	$ 100.85	$ 102.17	$ 159.13	$ 159.46

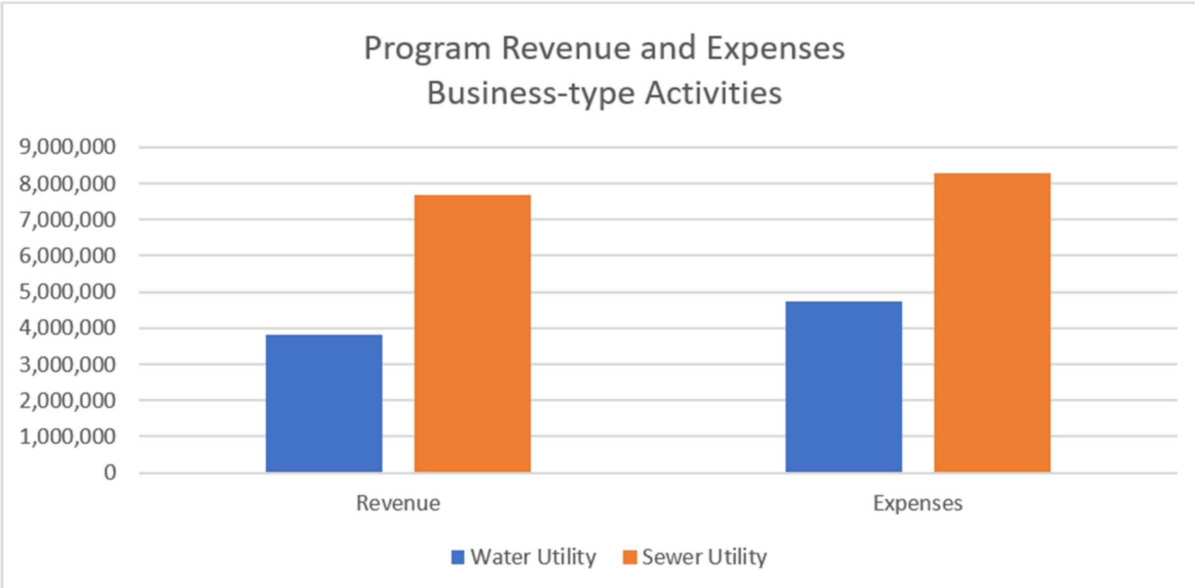
Governmental Funds



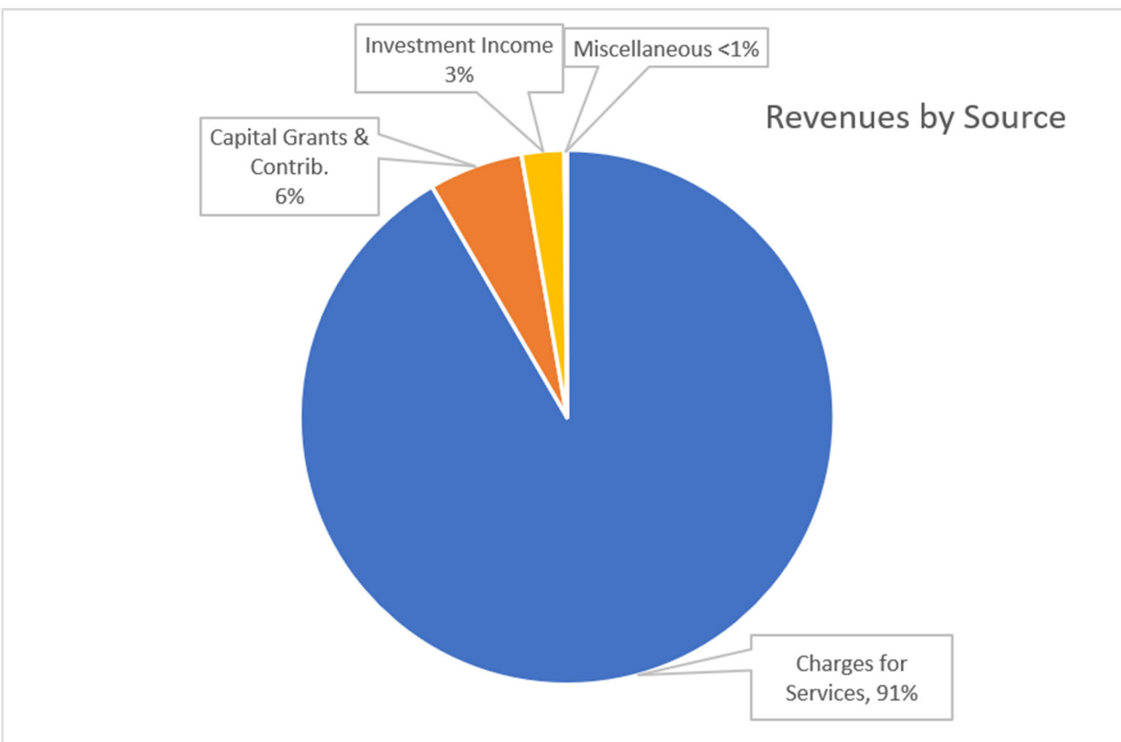
Program and General Revenues by source



Business-Type Activities - Enterprise Funds



Program Revenues by source



Fund Financial Analysis

Water Utility

The Water Utility reported a loss before contributions and transfers of $1.05 million. Operating revenues Increase from prior year to $3.53 million. Operating expenses increased $0.68 million, mainly due to increase in maintenance and supply costs. Capital contributions vary widely from year-to-year since they are dependent on the completion of developer and Village projects. There were developer contributions of $0.27 million and village contributions of $0.40 million. The ending net position of the Water Utility is $39.10 million.

The Village maintains six wells and four water towers within its corporate boundaries. The Village has plans to begin construction of a new well in the northern part of the Village. The Village has a Water Impact Fee of $832 per residential equivalency, charged for new construction. $83,770 was collected in 2025 from single and multi-family homes and new business construction. These fees help cover ongoing maintenance and other improvements to the system.

Water Utility Activity Summary
(in millions of dollars)

	2025	2024	Change
Operating revenues	$ 3.53	$ 3.32	$ 0.22
Operating expenses	4.40	3.72	0.68
Operating income (loss)	(0.87)	(0.40)	(0.46)
Nonoperating revenues (expenses)	(0.18)	(0.04)	(0.14)
Capital contributions	0.68	3.84	(3.16)
Transfers out, tax equivalent	(0.77)	(0.65)	(0.12)
Change in net position	(1.15)	2.75	(3.42)
Net Position, Beginning	40.25	37.50	2.75
Net Position, Ending	$ 39.10	$ 40.25	$ (1.15)

Sewer Utility

The Sewer Utility reported a loss before contributions and transfers of $0.77 million for 2025. Its overall net position decreased by $0.17 million to end the year to $61.58 million which included capital contributions of $0.67 million. Total operating income remained stable, with a $0.23 million decrease. Capital contributions of $0.67 million of which $0.27 million were village contributions and $0.40 million in sewer connection fees. The sewer connection fee is a charge for new connections to the system. These fees help cover ongoing maintenance and other improvements to the system.

The Village contracts with Milwaukee Metropolitan Sewerage District for its sewage treatment. Charges from MMSD for treatment and their annual capital charge remain the utility's largest expense accounting for 67.8% of the operating expenses, or $5.47 million. The capital charge is based on the equalized value of properties within the sewer service area.

Sewer Utility Activity Summary
(in millions of dollars)

	2025	2024	Change
Operating revenue	$ 7.30	$ 7.78	$ (0.49)
Operating expenses	8.07	8.33	(0.26)
Operating income (loss)	(0.77)	(0.54)	(0.23)
Nonoperating revenues (expenses)	(0.06)	(0.05)	(0.01)
Capital contributions	0.67	1.47	(0.81)
Change in net position	(0.17)	0.88	(1.06)
Net Position, Beginning	61.76	60.87	0.88
Net Position, Ending	$ 61.58	$ 61.76	$ (0.17)

Governmental Funds

As of December 31, 2025, Village governmental funds reported a combined fund balance of $12.62 million. The nonspendable, restricted, committed or assigned portion is $11.91 million. A majority of that is restricted to ongoing capital expenditures and debt service, impact fees or other special revenue funds, used as fund purposes allow. The remaining balance, an unassigned balance of $0.71 million, is comprised of the General Fund unassigned fund balance and deficit fund balances within a few funds, largest of which includes TID No. 7, TID No. 8, and TID. No. Capital Projects Funds.

Most of the total fund balance in the Governmental Funds is in the General Fund, $6.05 million, General Capital Projects Fund, $7.18 million, or in Nonmajor Governmental Funds, $1.13 million.

General Fund

The General Fund's net change in fund balance is an increase of $0.03 million, with an ending fund balance of $6.05 million. After adjusting for nonspendable and assigned portions for the general fund, the unassigned fund balance at year end was $4.72 million, 20.7% of the Village's subsequent year general fund expenditure budget. The Village's fund balance policy endeavors to maintain a working capital balance of 16-25% of the subsequent years expense budget. The excess unassigned amount over the 25% policy percentage may be used to offset future borrowing costs of major infrastructure renovations planned in future years.

The General Fund is the primary operating fund used to account for the governmental operations of the Village of Germantown. Total revenues ended the year at $22.52 million, a $1.77 million increase from 2024. The largest revenue sources for the General fund are general property and other taxes accounting for $13.39 million or 0.59% of total revenues. The Village had higher investment income in 2025 than budgeted. This was mostly due to improved markets in 2025.

General Fund expenditures for 2025 of $23.26 million increased approximately $2.43 million from 2024. Actual expenditures were $0.56 million more than budgeted.

Debt Service Fund

Debt Service Fund has a total fund balance of $1.02 million, all of which is restricted for the payment of debt service. Annual debt service requirements were met primarily by property taxes levied of $4.82 million. Expenditures for principal and interest and fiscal charges totaled $5.22 million.

General Capital Projects

The General Capital Projects Fund has a total fund balance of $7.18 million, an increase of $8.99 million from 2024. The change in fund balance is mainly due to debt proceeds in the current year of $12.22 million.

TID No. 8 Capital Projects

Tax Increment District No. 8 was created in July 2018. This industrial TID encompasses 224.8 acres which is broken into two development areas, the property controlled by the Zilber Property Group is approximately 151.3 acres and remaining 73.5 acres will be developed by the Village. The Tax Increment District is located in the northern section of the Village bounded by Holy Hill Road, Goldendale Road, Rockfield Road and US Hwy 41/45. The project plan consists of watermain and sewer main extension, site grading, storm water management, road construction, new municipal well, water tower and booster station. It has a fund balance deficit of $2.76 million. The capital expenditures related to project plan projects were more than current year revenue by $2.93 million.

Nonmajor Governmental Funds

Tax Incremental District No. 6, Willow Creek Business Park, was created in 2014 as a mixed-use business park suitable for industrial and commercial purposes. The estimated saleable property consisted of fifty-two acres. The Project Plan included site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and related costs. All internal infrastructure has been completed other than a final lift of asphalt. The park currently has three buildings, Discount Ramps, Ryan Companies multi-tenant building and Metro Cigars. The total fund balance is $0.38 million, an increase of $0.25 million from 2024.

In December 2017, the Village created Tax Incremental District No. 7, an industrial TID that encompasses 144.2 acres of land which is owned by the J.W. Speaker Corporation. One section of the district includes the original J.W. Speaker facility and the other area of vacant land to be developed by J.W. Speaker. The project plan also includes the extension of municipal water and sewer main from Freistadt Road North along Goldendale Road approximately 2,400 feet where it meets the Wisconsin & Southern Rail line. Speaker constructed internal roadway, water and sewer main and landscaping for their future building projects, the District will reimburse a portion of that cost up to $708,000 with future tax increment. The total fund deficit is $0.68 million, a decrease of $0.09 million in fund balance from 2024.

In June 2022, the Village created Tax Incremental District No. 9, an industrial TID that comprises of approximately 38.15 acres located at the intersection of Donges Bay Road and Wasaukee Road. The district was created to pay the costs of land acquisition and public infrastructure needed to be developed by a potential future developer. In addition, the Village expects the project will result in public infrastructure that will be needed for future construction of the planned Department of Public Works facility. In November 2022, the Village approved an amendment that added territory and amend project costs. The fund deficit at the end of the year was $0.57 million, a decrease of 0.15 million in fund balance from 2024.

The Village has fourteen Special Revenue funds and two other Capital Project fund in the Nonmajor Governmental Fund section which are specifically earmarked for a single purpose and are either restricted or committed. Four of these are Impact Fee funds; Police, Fire, Parks & Recreation and Library Impact fees are imposed on new construction to fund all or a portion of the costs of providing public services to the new development. The Impact Fee Funds had little fund balance growth due to the residential and commercial activity in 2025 being offset by related expenditures, increasing to $0.79 million from 2024.

The other Special Revenue Funds are the Senior Van Replacement, Police Asset Forfeiture, Police Canine, Police Honor Guard, Historic Preservation, Recreation Department Facility Fees, Library, Fire Explorer Fund, ARPA, and the Property Maintenance fund. The nonmajor capital project funds include the Library capital projects fund, which was created in 2024, and the Capital Reserve fund, which was created in 2025 to track capital projects funded by reserves. Details can be found in the supplemental section of this report within the Combining Balance Sheet - Nonmajor Governmental Funds, and the Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds. The combined total fund balance of these funds at year-end is $0.34 million.

Excess Expenditures and Other Financing Uses Over Appropriations

Several funds have been identified as having excess expenditures and other financing uses over budget. See Note 2 for a list of funds exceeding budgeted expenditures during 2025.

Proprietary Funds

The Water and Sewer Utilities were discussed on previous pages.

The Health and Dental Protection Funds are Self-Funded employee insurance plans with Third- Party Administrators. The funds maintained positive cash flow ending the year at $1.39 million. Health and dental coverage costs are monitored closely and changes to the design and scope of the plan are adjusted accordingly.

Custodial Fund

The Village acts as a custodian for property taxes collected on behalf of the other taxing units; The State of Wisconsin, Washington County, Germantown School District and Milwaukee Area Technical College. All of the Village's fiduciary activities are reported in the Statement of Fiduciary Net Position on page 14 and Statement of Changes in Fiduciary Net Position on page 15.

Capital Assets and Debt

Capital Assets

As of December 31, 2025, the Village had $245.45 million (net of accumulated depreciation) invested in a broad range of capital assets including buildings, equipment, and infrastructure. (See table below)

Significant Additions to Capital Assets in 2025

- Infrastructure $2,434,585
- Construction work in progress related to High Point Pass $1,949,304
- Construction work in progress relate to Well #12 $1,874,226

Capital Assets (Net of Accumulated Depreciation)
(in millions of dollars)

	Governmental Activities		Business-Type Activities	
	2025	2024	2025	2024
Construction in progress	$ 7.47	$ 3.90	$ 0.69	$ 0.30
Land	15.63	15.63	0.18	0.18
Buildings and improvements	36.02	36.70	12.90	13.16
Machinery and equipment	6.82	6.81	2.89	3.07
Infrastructure	62.45	62.38	92.05	92.34
Total	$ 128.39	$ 125.42	$ 108.71	$ 109.05

Additional Information about the Village's capital assets can be found in Note 3 of this report.

Long-Term Debt

As of December 31, 2025, the outstanding debt for long-term general obligations, revenue bonds and safe drinking water loans totaled $96.92 million. Principal paid on outstanding debt totaled $5.68 million.

Village of Germantown's Outstanding Debt

	Governmental Activities		Business-Type Activities	
	2025	2024	2025	2024
General obligation debt	$ 81,020,000	$ 73,105,000	$ 11,340,000	$ 11,875,000
Revenue bonds	-	-	4,555,978	3,948,160
Total	$ 81,020,000	$ 73,105,000	$ 15,895,978	$ 15,823,160

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of all taxable property within the Village's jurisdiction. The debt limit as of December 31, 2025, was $221,232,745. Total General Obligation debt outstanding was $92,360,000.

Additional information about the Village's long-term obligations can be found in Note 3 of this report.

Economic Factors and Next Year's Budgets and Rates

On May 21, 2026, the Village issued general obligation promissory notes in the amount of $17,170,000 with an interest rate of 5.00%. This amount will be used to finance capital improvements.

All other currently known facts have been considered in the preparation of the subsequent year's budget.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the Village's finances and to show the Village's accountability for the money it receives. The Village of Germantown provides its Annual Comprehensive Financial Report on our web page (www.germantownwi.gov) under the Finance Department's Financial Reports Section.
Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Village Administrator, N112 W17001 Mequon Road, P.O. Box 337, Germantown, WI 53022. Finance Department staff can also be reached at 262-250-4700 or email: muselding@germantownwi.gov.

BASIC FINANCIAL STATEMENTS

Village of Germantown

Statement of Net Position
December 31, 2025

	Governmental Activities	Business-Type Activities	Total
Assets and Deferred Outflows of Resources			
Assets			
Cash and investments	$ 7,883,972	$ 4,414,104	$ 12,298,076
Receivables (net):			
Taxes	23,831,526	-	23,831,526
Accounts	1,069,950	3,073,673	4,143,623
Delinquent taxes	85,530	-	85,530
Accrued interest	644	-	644
Leases	2,060,537	-	2,060,537
Internal balances	(782,707)	782,707	-
Prepaid items	862	13,878	14,740
Restricted assets:			
Cash and investments	788,029	1,611,674	2,399,703
Accrued interest	-	1,066	1,066
Land held for resale	9,062,646	-	9,062,646
Capital assets:			
Land	15,629,920	175,599	15,805,519
Construction in progress	7,470,858	688,060	8,158,918
Capital assets, net of depreciation	105,291,409	107,841,469	213,132,878
Total assets	172,393,176	118,602,230	290,995,406
Deferred Outflows of Resources			
Pension related amounts	6,887,472	656,047	7,543,519
Total deferred outflows of resources	6,887,472	656,047	7,543,519
Liabilities, Deferred Inflows of Resources and Net Position			
Liabilities			
Accounts payable and accrued expenses	3,385,414	886,338	4,271,752
Accrued interest	1,202,068	180,315	1,382,383
Unearned revenues	306,922	-	306,922
Deposits	338,933	-	338,933
Noncurrent liabilities:			
Due within one year	5,213,914	964,393	6,178,307
Due in more than one year	80,045,087	15,689,948	95,735,035
Net pension liability	1,137,803	90,470	1,228,273
Total liabilities	91,630,141	17,811,464	109,441,605
Deferred Inflows of Resources			
Property taxes levied for subsequent year	23,830,057	-	23,830,057
Pension related amounts	3,464,093	611,440	4,075,533
Lease related amounts	2,060,537	-	2,060,537
Total deferred inflows of resources	29,354,687	611,440	29,966,127
Net Position			
Net investment in capital assets	52,779,442	92,208,228	131,343,299
Restricted for:			
Debt service	-	761,707	761,707
Impact fees	788,029	484,535	1,272,564
Library	1,030,514	-	1,030,514
Capital projects	101,256	-	101,256
Equipment replacement	-	345,296	345,296
TIF purposes	376,779	-	376,779
Unrestricted	3,219,800	7,035,607	23,899,778
Total net position	$ 58,295,820	$ 100,835,373	$ 159,131,193

See notes to financial statements

Village of Germantown

Statement of Activities
Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Governmental Activities	Net (Expenses) Revenues and Changes in Net Position: Business-Type Activities	Net (Expenses) Revenues and Changes in Net Position: Total
Governmental activities:							
General government	$ 3,637,663	$ 564,669	$ 153,182	$ -	$ (2,919,812)	$ -	$ (2,919,812)
Public safety	13,489,649	1,936,827	472,985	-	(11,079,837)	-	(11,079,837)
Public works	8,789,098	300,832	1,614,583	2,018,032	(4,855,651)	-	(4,855,651)
Culture, education and recreation	4,383,223	1,583,011	388,898	513,875	(1,897,439)	-	(1,897,439)
Conservation and development	1,789,217	-	-	-	(1,789,217)	-	(1,789,217)
Interest and fiscal charges	2,895,989	-	-	-	(2,895,989)	-	(2,895,989)
Total governmental activities	34,984,839	4,385,339	2,629,648	2,531,907	(25,437,945)	-	(25,437,945)
Business-type activities:							
Water Utility	4,745,065	3,533,618	-	274,142	-	(937,305)	(937,305)
Sewer Utility	8,300,477	7,295,764	-	399,397	-	(605,316)	(605,316)
Total business-type activities	13,045,542	10,829,382	-	673,539	-	(1,542,621)	(1,542,621)
Total	$ 48,030,381	$ 15,214,721	$ 2,629,648	$ 3,205,446	(25,437,945)	(1,542,621)	(26,980,566)
General Revenues							
Taxes:							
Property taxes, levied for general purposes					12,826,555	-	12,826,555
Property taxes, levied for debt service					4,823,265	-	4,823,265
Property taxes, levied for TIF districts					4,828,718	-	4,828,718
Other taxes					599,160	-	599,160
Intergovernmental revenues not restricted to specific programs					1,966,049	-	1,966,049
Investment income					606,232	304,549	910,781
Miscellaneous					672,482	18,632	691,114
Total general revenues					26,322,461	323,181	26,645,642
Transfers					102,879	(102,879)	-
Change in net position					987,395	(1,322,319)	(334,924)
Net Position, Beginning					57,308,425	102,157,692	159,466,117
Net Position, Ending					$ 58,295,820	$ 100,835,373	$ 159,131,193

See notes to financial statements

Village of Germantown

Balance Sheet -
Governmental Funds
December 31, 2025

	General Fund	Debt Service Fund	General Capital Projects	TID No. 8 Capital Projects Fund
Assets				
Cash and investments	$ 3,633,356	$ 1,024,180	$ -	$ -
Receivables (net):				
Taxes	13,103,793	4,908,320	-	3,543,725
Accounts	978,876	-	10,923	-
Leases	1,031,396	1,029,141	-	-
Delinquent taxes	85,530	-	-	-
Accrued interest	-	-	-	-
Due from other funds	2,767,793	-	-	-
Advances to other funds	363,817	-	-	-
Prepaid items	862	-	-	-
Restricted assets:				
Cash and investments	-	-	-	-
Land held for resale	-	-	9,062,646	-
Total assets	$ 21,965,423	$ 6,961,641	$ 9,073,569	$ 3,543,725
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	$ 356,756	$ -	$ 1,571,379	$ 347,701
Accrued liabilities	726,412	-	-	3,212
Unearned revenues	70,771	-	-	-
Deposits	338,933	-	-	-
Due to other funds	-	-	311,094	2,409,375
Advances from other funds	-	-	-	-
Total liabilities	1,492,872	-	1,882,473	2,760,288
Deferred Inflows of Resources				
Property taxes levied for subsequent year	13,102,324	4,908,320	-	3,543,725
Lease related amounts	1,031,396	1,029,141	-	-
Unavailable revenues	289,544	-	10,923	-
Total deferred inflows of resources	14,423,264	5,937,461	10,923	3,543,725
Fund Balances (Deficit)				
Nonspendable	450,209	-	-	-
Restricted	-	1,024,180	3,233,998	-
Committed	-	-	-	-
Assigned	875,639	-	3,946,175	-
Unassigned (deficit)	4,723,439	-	-	(2,760,288)
Total fund balances (deficit)	6,049,287	1,024,180	7,180,173	(2,760,288)
Total liabilities and fund balances	$ 21,965,423	$ 6,961,641	$ 9,073,569	$ 3,543,725

See notes to financial statements

Nonmajor Governmental Funds	Total
$ 1,833,632	$ 6,491,168
2,275,688	23,831,526
1,077	990,876
-	2,060,537
-	85,530
644	644
-	2,767,793
-	363,817
-	862
788,029	788,029
-	9,062,646
$ 4,899,070	$ 46,443,428
$ 204,130	$ 2,479,966
5,465	735,089
236,151	306,922
-	338,933
47,324	2,767,793
998,817	998,817
1,491,887	7,627,520
2,275,688	23,830,057
-	2,060,537
-	300,467
2,275,688	26,191,061
-	450,209
2,296,578	6,554,756
89,162	89,162
-	4,821,814
(1,254,245)	708,906
1,131,495	12,624,847
$ 4,899,070	$ 46,443,428

See notes to financial statements

Village of Germantown

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2025

Total Fund Balances, Governmental Funds	$ 12,624,847
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.	
Land	15,629,920
Construction in progress	7,470,858
Other capital assets	174,018,845
Less accumulated depreciation	(68,727,436)
Some receivables that are not currently available are reported as unavailable revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements.	300,467
The net pension liability does not relate to current financial resources and is not reported in the governmental funds.	(1,137,803)
Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.	6,887,472
Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.	(3,464,093)
Internal service funds are reported in the Statement of Net Position as governmental activities.	1,301,519
Internal service fund internal payable between governmental and business-type activities.	(147,707)
Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds and notes payable	(81,020,000)
Compensated absences	(1,573,177)
Accrued interest	(1,202,068)
Unamortized debt premium	(2,665,824)
Net Position of Governmental Activities	$ 58,295,820

See notes to financial statements

Village of Germantown

Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds
Year Ended December 31, 2025

	General Fund	Debt Service Fund	General Capital Projects	TID No. 8 Capital Projects Fund
Revenues				
Taxes	$ 13,388,151	$ 4,823,265	$ -	$ 3,022,033
Intergovernmental	4,338,403	-	1,506,459	19,945
Regulation and compliance	1,192,373	-	-	-
Public charges for services	2,619,562	-	-	-
Intergovernmental charges for services	173,635	-	-	-
Investment income	270,553	65,170	132,525	5,281
Miscellaneous	536,716	152,023	41,906	206,700
Total revenues	22,519,393	5,040,458	1,680,890	3,253,959
Expenditures				
Current:				
General government	2,870,293	-	-	-
Public safety	12,259,301	-	-	-
Public works	3,965,483	-	-	-
Culture and recreation	3,545,729	-	-	-
Conservation and development	420,866	-	-	224,873
Capital outlay	194,191	-	4,749,210	4,782,294
Debt service:				
Principal	-	3,530,000	-	680,000
Interest and fiscal charges	-	1,690,469	-	499,533
Debt issuance costs	-	801	225,205	-
Total expenditures	23,255,863	5,221,270	4,974,415	6,186,700
Excess (deficiency) of revenues over expenditures	(736,470)	(180,812)	(3,293,525)	(2,932,741)
Other Financing Uses				
General obligation debt issued	-	485,136	12,224,864	-
Premium on debt issued	-	278,206	33,835	-
Transfers in	770,758	-	29,271	-
Transfers out	-	-	-	-
Total other financing uses	770,758	763,342	12,287,970	-
Net change in fund balances	34,288	582,530	8,994,445	(2,932,741)
Fund Balances (Deficit), Beginning	6,014,999	441,650	(1,814,272)	172,453
Fund Balances (Deficit), Ending	$ 6,049,287	$ 1,024,180	$ 7,180,173	$ (2,760,288)

See notes to financial statements

Nonmajor Governmental Funds	Total
$ 1,806,685	$ 23,040,134
561,197	6,426,004
-	1,192,373
167,338	2,786,900
-	173,635
132,641	606,170
26,272	963,617
2,694,133	35,188,833
29,626	2,899,919
5,993	12,265,294
2,621	3,968,104
63,057	3,608,786
227,507	873,246
963,438	10,689,133
585,000	4,795,000
503,815	2,693,817
-	226,006
2,381,057	42,019,305
313,076	(6,830,472)
-	12,710,000
-	312,041
-	800,029
(29,271)	(29,271)
(29,271)	13,792,799
283,805	6,962,327
847,690	5,662,520
$ 1,131,495	$ 12,624,847

See notes to financial statements

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended December 31, 2025

Net Change in Fund Balances, Total Governmental Funds	$	6,962,327
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the Statement of Activities.		
Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements		10,689,133
Some items reported as capital outlay were not capitalized		(3,420,739)
Adjustment for assets transferred to utility funds		(667,879)
Contributed capital assets are reported as revenues in the government-wide financial statements		959,928
Depreciation is reported in the government-wide financial statements		(4,584,731)
Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.		31,854
Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		
Debt issued		(12,710,000)
Principal repaid		4,795,000
Governmental funds report debt premiums and discounts as other financing sources (uses) or financing sources or uses. However, in the Statement of Net Position, these are reported as additions to or deductions from long-term debt. These are allocated over the period the debt is outstanding in the Statement of Activities and are reported as interest expense.		
Premium on debt issued		(312,041)
Amortization of debt premium		270,149
Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Compensated absences		(455,412)
Accrued interest on debt		(246,315)
Net pension asset/liability		(168,632)
Deferred outflows of resources related to pensions		(1,586,128)
Deferred inflows of resources related to pensions		1,432,196
Internal service fund are reported in the Statement of Net Position as governmental activities.		(1,497)
Internal service fund internal payable between governmental and business-type activities.		182
Change in Net Position of Governmental Activities	$	987,395

See notes to financial statements

Village of Germantown

Statement of Net Position -
Proprietary Funds
December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Assets				
Current assets:				
Cash and investments	$ 181,194	$ 4,232,910	$ 4,414,104	$ 1,392,804
Accounts receivable	1,039,109	2,034,564	3,073,673	79,074
Prepaid items	13,878	-	13,878	-
Current portion of advances	55,000	-	55,000	-
Restricted assets:				
Redemption account	317,253	-	317,253	-
Total current assets	1,606,434	6,267,474	7,873,908	1,471,878
Noncurrent assets:				
Restricted assets:				
Reserve account	414,000	-	414,000	-
Depreciation account	50,590	-	50,590	-
Equipment replacement account	-	345,296	345,296	-
Impact fees	484,535	-	484,535	-
Accrued interest receivable	1,066	-	1,066	-
Capital assets:				
Land	140,450	35,149	175,599	-
Construction in progress	609,543	78,517	688,060	-
Plant in service	65,108,808	83,927,346	149,036,154	-
Less accumulated depreciation	(19,808,632)	(21,386,053)	(41,194,685)	-
Other assets:				
Advances to other funds	580,000	-	580,000	-
Total noncurrent assets	47,580,360	63,000,255	110,580,615	-
Total assets	49,186,794	69,267,729	118,454,523	1,471,878
Deferred Outflows of Resources				
Pension related amounts	300,033	356,014	656,047	-
Total deferred outflows of resources	300,033	356,014	656,047	-

See notes to financial statements

Village of Germantown

Statement of Net Position -
Proprietary Funds
December 31, 2025

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water Utility	Sewer Utility	Total	
Liabilities				
Current liabilities:				
Accounts payable	$ 115,409	$ 721,794	$ 837,203	$ 170,359
Accrued wages	27,895	21,240	49,135	-
Accrued interest	77,127	81,986	159,113	-
Current portion of general obligation debt	255,000	295,000	550,000	-
Current portion of compensated absences	16,453	12,119	28,572	-
Liabilities payable from restricted assets:				
Current portion of revenue bonds payable	385,821	-	385,821	-
Accrued interest payable	21,202	-	21,202	-
Total current liabilities	898,907	1,132,139	2,031,046	170,359
Noncurrent liabilities:				
Long-term debt:				
Revenue bonds payable	4,170,157	-	4,170,157	-
General obligation debt payable	4,700,000	6,090,000	10,790,000	-
Unamortized premium	332,625	268,297	600,922	-
Other liabilities:				
Compensated absences	56,375	72,494	128,869	-
Net pension liability	50,025	40,445	90,470	-
Total noncurrent liabilities	9,309,182	6,471,236	15,780,418	-
Total liabilities	10,208,089	7,603,375	17,811,464	170,359
Deferred Inflows of Resources				
Pension related amounts	175,923	435,517	611,440	-
Total deferred inflows of resources	175,923	435,517	611,440	-
Net Position				
Net investment in capital assets	36,206,566	56,001,662	92,208,228	-
Restricted for:				
Debt service	761,707	-	761,707	-
Impact fees	484,535	-	484,535	-
Equipment replacement	-	345,296	345,296	-
Unrestricted	1,650,007	5,237,893	6,887,900	1,301,519
Total net position	$ 39,102,815	$ 61,584,851	100,687,666	$ 1,301,519
Adjustments to reflect the consolidation of internal service funds activities related to enterprise funds			147,707	
Net position business-type activities			$100,835,373	

See notes to financial statements

Village of Germantown

Statement of Revenues, Expenses and Changes in Net Position -
Proprietary Funds
Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Operating Revenues				
Charges for services	$ -	$ 7,295,764	$ 7,295,764	$ -
Sale of water	3,496,596	-	3,496,596	-
Other	37,022	-	37,022	2,766,309
Total operating revenues	3,533,618	7,295,764	10,829,382	2,766,309
Operating Expenses				
Operation and maintenance	3,141,823	6,944,331	10,086,154	2,767,868
Depreciation	1,262,574	1,125,450	2,388,024	-
Total operating expenses	4,404,397	8,069,781	12,474,178	2,767,868
Operating income (loss)	(870,779)	(774,017)	(1,644,796)	(1,559)
Nonoperating Revenues (Expenses)				
Investment income	139,360	165,189	304,549	62
Miscellaneous nonoperating income	17,601	1,031	18,632	-
Interest and fiscal charges	(340,570)	(230,612)	(571,182)	-
Total nonoperating revenues (expenses)	(183,609)	(64,392)	(248,001)	62
Income (loss) before contributions and transfers	(1,054,388)	(838,409)	(1,892,797)	(1,497)
Contributions and Transfers				
Capital contributions	274,142	399,397	673,539	-
Capital contributions from municipality	402,074	265,805	667,879	-
Transfers out, tax equivalent	(770,758)	-	(770,758)	-
Total contributions and transfers	(94,542)	665,202	570,660	-
Change in net position	(1,148,930)	(173,207)	(1,322,137)	(1,497)
Net Position, Beginning	40,251,745	61,758,058	102,009,803	1,303,016
Net Position, Ending	$ 39,102,815	$ 61,584,851	100,687,666	$ 1,301,519
Adjustment to reflect the consolidation of internal service funds activities related to enterprise funds			(182)	
Change in net position of business-type activities			$ (1,322,319)	

See notes to financial statements

Village of Germantown

Statement of Cash Flows -
Proprietary Funds
Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Cash Flows From Operating Activities				
Received from customers	$ 2,747,499	$ 8,262,846	$ 11,010,345	$ -
Received from other funds for services	661,136	-	661,136	2,770,181
Paid to suppliers for goods and services	(2,449,166)	(6,390,396)	(8,839,562)	(2,644,136)
Paid to employees for services	(736,147)	(630,252)	(1,366,399)	-
Net cash flows from operating activities	223,322	1,242,198	1,465,520	126,045
Cash Flows From Investing Activities				
Investments sold and matured	99,876	1,295,397	1,395,273	-
Investment income	144,311	179,998	324,309	3,974
Investments purchased	(78,865)	(1,884,316)	(1,963,181)	-
Net cash flows from investing activities	165,322	(408,921)	(243,599)	3,974
Cash Flows From Noncapital Financing Activities				
Paid to municipality for tax equivalent	(770,758)	-	(770,758)	-
Net cash flows from noncapital financing activities	(770,758)	-	(770,758)	-
Cash Flows From Capital and Related Financing Activities				
Acquisition and construction of capital assets	(968,895)	1,707,311	738,416	-
Capital contributions received	83,770	399,397	483,167	-
Debt retired	(601,107)	(280,000)	(881,107)	-
Interest paid	(360,848)	(251,657)	(612,505)	-
Proceeds from debt issue	953,925	-	953,925	-
Received on long-term advances	530,000	-	530,000	-
Net cash flows from capital and related financing activities	(363,155)	1,575,051	1,211,896	-
Net change in cash and cash equivalents	(745,269)	2,408,328	1,663,059	130,019
Cash and Cash Equivalents, Beginning	2,153,654	1,254,417	3,408,071	1,262,785
Cash and Cash Equivalents, Ending	$ 1,408,385	$ 3,662,745	$ 5,071,130	$ 1,392,804

See notes to financial statements

Village of Germantown

Statement of Cash Flows -
Proprietary Funds
Year Ended December 31, 2025

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water Utility	Sewer Utility	Total	
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities				
Operating income (loss)	$ (870,779)	$ (774,017)	$ (1,644,796)	$ (1,559)
Nonoperating revenue	17,601	1,031	18,632	-
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation	1,262,574	1,125,450	2,388,024	-
Depreciation charged to other funds	61,724	-	61,724	-
Changes in assets, deferred outflows, liabilities, and deferred inflows:				
Accounts receivable	-	1,084,228	1,084,228	3,872
Due to other funds	(204,308)	(118,177)	(322,485)	-
Accounts payable	(67,798)	(127,775)	(195,573)	123,732
Other current liabilities	9,172	5,112	14,284	-
Accrued sick leave	(2,384)	24,669	22,285	-
Pension related deferrals and liabilities	17,520	21,677	39,197	-
Net cash flows from operating activities	$ 223,322	$ 1,242,198	$ 1,465,520	$ 126,045
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position, Proprietary Funds				
Unrestricted cash and investments	$ 181,194	$ 4,232,910	$ 4,414,104	$ 1,392,804
Restricted cash and investments	1,266,378	345,296	1,611,674	-
Total cash and investments	1,447,572	4,578,206	6,025,778	1,392,804
Less noncash equivalents	(39,187)	(915,461)	(954,648)	-
Cash and cash equivalents	$ 1,408,385	$ 3,662,745	$ 5,071,130	$ 1,392,804
Noncash Capital and Related Financing Activities				
Developer capital contributions	$ 190,372	$ -		
Municipal additions to utility plant	$ 402,074	$ 265,805		
Amortization of debt premium	$ 27,061	$ 17,021		

See notes to financial statements

Statement of Fiduciary Net Position -
Fiduciary Fund
December 31, 2025

	Custodial Fund
	Tax Collection Fund
Assets	
Cash and investments	$ 33,683,553
Tax roll receivable	7,973,807
Total assets	41,657,360
Liabilities	
Accounts payable	68,854
Due to other governments	41,588,506
Total liabilities	41,657,360
Net Position	
Total net position	$ -

See notes to financial statements

Village of Germantown

Statement of Changes in Fiduciary Net Position -
Fiduciary Fund
Year Ended December 31, 2025

	Custodial Fund
	Tax Collection Fund
Additions	
Tax collections	$ 28,911,655
Total additions	28,911,655
Deductions	
Tax distributions	28,911,655
Total deductions	28,911,655
Change in fiduciary net position	-
Net Position, Beginning	-
Net Position, Ending	$ -

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the Village of Germantown, Wisconsin (the Village) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Village has not identified any organizations that meet this criteria.

Government-Wide and Fund Financial Statements

Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

Fund Financial Statements

Financial statements of the Village are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues and expenditures/expenses.

Funds are organized as major funds or nonmajor funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and

b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.

c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

General Fund

General Fund accounts for the Village's primary operating activities. It is used to account for and report all financial resources except those accounted for and reported in another fund.

Debt Service Fund

Debt Service Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditure for the payment of general long-term debt principal, interest and related costs, other than TID or enterprise debt.

Capital Projects Funds

General Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets for the capital projects program.

Tax Incremental District (TID) No. 8 Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures outlined in the TID project plan.

Enterprise Funds

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the water system

Sewer Utility accounts for operations of the sewer system

The Village reports the following nonmajor governmental funds:

Special Revenue Funds

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Police Impact Fee Fund	Fire Impact Fee Fund
Library Impact Fee Fund	Park and Recreation Impact Fee Fund
Senior Van Replacement Fund	Police Asset Forfeiture Fund
Police Canine Fund	Historic Preservation Fund
Library Fund	Recreation Facilities Fund
Police Honor Guard Fund	Fire Explorer Fund
American Rescue Plan Act (ARPA) Fund	Property Maintenance Fund

Capital Projects Funds

Capital Projects Funds are used to account for and report financial resources that are restricted, committed or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Tax Incremental District (TID) No. 6
Tax Incremental District (TID) No. 7
Capital Reserve Fund
Tax Incremental District (TID) No. 9
Library Capital Fund

In addition, the Village reports the following fund types:

Internal Service Funds

Internal Service Funds are used to account for and report the financing of goods or services provided by one department or agency to other departments or agencies of the Village, or to other governmental units, on a cost-reimbursement basis.

Health Insurance Fund
Dental Insurance Fund

Custodial Fund

Custodial Fund is used to account for and report assets controlled by the Village and the assets are for the benefit of individuals, private organizations and/or other governmental units.

Tax Collection Fund

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's water and sewer utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences and pension expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and unavailable revenues.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

Proprietary and Fiduciary Funds

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

The proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer funds are charges to customers for sales and services. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

All Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity

Deposits and Investments

For purposes of the statement of cash flows, the Village considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Village funds is restricted by Wisconsin state statutes. Available investments are limited to:

a. Time deposits in any credit union, bank, savings bank or trust company.

b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.

c. Bonds or securities issued or guaranteed by the federal government.

d. The local government investment pool.

e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.

f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.

g. Repurchase agreements with public depositories, with certain conditions.

The Village has adopted an investment policy. That policy follows the state statute for allowable investments.

The Village's investment policy allows for demand deposits and certificates of deposit at several designated depositories without restriction as to amount of deposit or collateralization. For other financial institutions, the policy limits certificates of deposit to $500,000 unless collateralized with certain investments. All governmental bonds and securities purchased as collateral must be placed in a segregated account in the Village's name.

The investment policy addresses credit risk and concentration of credit risk by limiting investments to the types of securities listed in the policy, which follows state statutes. The Village will pre-qualify financial institutions, brokers/dealers, intermediaries and advisors before doing business with them. In addition, the Village's investment portfolio will be diversified so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.

The Village's investment policy also addresses interest rate risk by requiring investment in securities that mature to meet cash flow requirements, funds that are primarily made up of shorter-term securities, money market mutual funds or similar investment pools and limiting weighted average maturity of portfolios to three years.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs as outlined in Note 3. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank statement balance and carrying value is due to outstanding checks and/or deposits in transit.

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2025, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Property tax calendar - 2025 tax roll:

Lien date and levy date	December 2025
Tax bills mailed	December 2025
Payment in full, or	January 31, 2026
First installment due	January 31, 2026
Second installment due	July 31, 2026
Tax sale - 2025 delinquent real estate taxes	October 2028

Accounts receivable have been shown net of an allowance for uncollectible accounts. Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the water and sewer utilities because they have the right by law to place substantially all delinquent bills on the tax roll and other delinquent bills are generally not significant.

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as "due to and from other funds." Long-term interfund loans (noncurrent portion) are reported as "advances from and to other funds." Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the governmental-wide financial statements as internal balances.

Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

Capital Assets

Government-Wide Financial Statements

Capital assets, which include property, plant and equipment, are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than $5,000 general capital assets and $25,000 for infrastructure assets and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor and overhead. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

Buildings	40-50	Years
Land improvements	25	Years
Machinery and equipment	5-20	Years
Utility system	20-100	Years
Infrastructure	20-50	Years

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

Other Assets

Land held for resale consists of land and improvements and is valued at the lower of market value or cost of acquisition, demolition and site improvements.

Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts.

Vacation and sick leave pay is accrued in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements, and are payable with expendable resources.

Employees who retire and are eligible to draw a Wisconsin Retirement Annuity will have 50%, or other collectively bargained percentage, of their unused accumulated sick leave converted into dollars at the time of their retirement and forwarded to ICMA Retirement Corporation to open a VantageCare Retirement Health Savings Plan (RHS). The RHS is a tax-advantaged investment plan dedicated to funding health care costs. The employee has ownership of the funds and may use the dollars to remain on the Village health care plan until age 65. Funding for the RHS contribution are provided out of the current operating budget of the Village. The contributions are financed on a pay-as-you-go basis. The total expenditure for the year was $115,373.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2025, are determined on the basis of current salary rates and include salary related payments.

Long-Term Obligations/Conduit Debt

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable and accrued compensated absences.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) are reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

The Village has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the Village. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is approximately $25,539,265, made up of 9 issues.

Leases

The Village is a lessor because it leases capital assets to other entities. As a lessor, the Village reports a lease receivable and corresponding deferred inflow of resources in both the fund financial statements and government-wide financial statements. The Village continues to report and depreciate the capital assets being leased as capital assets of the primary government.

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net assets that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

Equity Classifications

Government-Wide Statements

Equity is classified as net position and displayed in three components:

a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.

c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of "restricted" or "net investment in capital assets."

The net position section includes an adjustment for capital assets owned by the business-type activities column, but financed by the debt of the governmental activities column. The amount is a reduction of "net investment in capital assets" and an increase in "unrestricted" net position, shown only in the total column. A reconciliation of this adjustment is as follows:

	Governmental Activities	Business-Type Activities	Adjustment	Total
Net investment in capital assets	$ 52,779,442	$ 92,208,228	$ (13,644,371)	$ 131,343,299
Unrestricted	3,219,800	7,035,607	13,644,371	23,899,778

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Statements

Governmental fund balances are displayed as follows:

a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.

b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.

d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village Board has, by resolution, adopted a financial policy authorizing the Director of Finance to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.

e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a formal minimum fund balance policy. That policy is to maintain a working capital fund of 16-25% of the Village's subsequent year general fund expenditure budget. The balance at year-end was $4,723,439, or 20.7%, and is included in unassigned general fund balance.

See Note 3 for further information.

Pension

The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset);
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions; and
- Pension Expense (Revenue).

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Basis for Existing Rates

Water Utility

Current water rates were approved by the Public Service Commission of Wisconsin, effective December 16, 2024, or the first quarter bills in 2025.

Sewer Utility

Current sewer rates were approved by the Village Board with an effective date of December 16, 2024, or the first quarter bills in 2025.

2. Stewardship, Compliance and Accountability

Budgetary Information

A budget has been adopted for the all funds except the Capital Reserve Fund, as it was established during 2025. Wisconsin Statute 65.90 requires that an annual budget be adopted for all funds.

Excess Expenditures and Other Financing Uses Over Budget

The following funds had significant expenditures and other financing uses over budget:

Funds	Budgeted Expenditures and Other Financing Uses	Actual Expenditures and Other Financing Uses	Excess Expenditures and Other Financing Uses Over Budget
General Fund	$ 22,699,972	$ 23,255,863	$ 555,891
Police Canine Fund	1,000	1,728	728
Library Fund	-	56,695	56,695
Fire Explorer Fund	2,000	3,215	1,215
Property Maintenance Fund	2,500	2,621	121
ARPA	57,800	500,581	442,781
TID No. 6 Capital Projects Fund	531,542	548,289	16,747
TID No. 9 Capital Projects Fund	231,270	507,233	275,963

The Village controls expenditures at the department level. Some individual departments experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

Deficit Balances

Generally accepted accounting principles require disclosure of individual funds that have deficit balances at year end.

As of December 31, 2025, the following individual funds held a deficit balance:

Fund	Amount	Reason
Historic Preservation	$ 361	Expenditures exceeded revenues
TID No. 7 Capital Projects	682,826	Expenditures exceeded revenues
TID No. 8 Capital Projects	2,760,288	Expenditures exceeded revenues
TID No. 9 Capital Projects	570,473	Expenditures exceeded revenues
Property Maintenance	585	Expenditures exceeded revenues

TIF district deficits are anticipated to be funded with future incremental taxes levied over the life of the districts, which is 27 years for the districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (20-27 years) and may be extended in some cases. The property maintenance fund and historic preservation fund deficits are anticipated to be funded with future charges for services and donations.

Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally the Village is limited to its prior tax levy dollar amount (excluding TIF Districts), increased by the greater of the percentage change in the Village's equalized value due to net new construction or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

3. Detailed Notes on All Funds

Deposits and Investments

The Village's deposits and investments at year end were comprised of the following:

	Carrying Value	Statement Balances	Associated Risks
Deposits	$ 20,582,540	$ 19,512,339	Custodial credit
U.S. agencies, implicitly guaranteed	1,955,711	1,955,711	Custodial credit, interest rate, credit, concentration of credit
U.S. treasuries	4,871,129	4,871,129	Custodial credit, interest rate
State and local bonds	2,563,396	2,563,396	Credit, custodial credit, concentration of credit, interest rate
LGIP	17,334,597	17,334,597	Credit
Certificates of deposit (negotiable)	1,073,302	1,073,302	Custodial credit risk, credit, concentration of credit, interest rate
Petty cash	657	-	N/A
Total deposits and investments	$ 48,381,332	$ 47,310,474	

Reconciliation to financial statements

Per statement of net position:	
Unrestricted cash and investments	$ 12,298,076
Restricted cash and investments	2,399,703
Per statement of net position, fiduciary fund:	
Cash and investments	33,683,553
Total deposits and investments	$ 48,381,332

Deposits in each local and area bank are insured by the FDIC in the amount of $250,000 for time and savings accounts (including NOW accounts) and $250,000 for demand deposit accounts (interest-bearing and non-interest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of $250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of $1,000,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

The Securities Investor Protection Corporation (SIPC), created by the Securities Investor Protection Act of 1970, is an independent government-sponsored corporation (not an agency of the U.S. government).

SIPC membership provides account protection up to a maximum of $500,000 per customer, of which $100,000 may be in cash. $500,000 of the Village's investments are covered by SIPC.

The Village maintains collateral agreements with its banks. At December 31, 2025, the banks had pledged various government securities in the amount of $40,000,000 to secure the Village's deposits.

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The valuation methods for recurring fair value measurements are as follows:

- Quoted market prices

	December 31, 2025			
Investment Type	**Level 1**	**Level 2**	**Level 3**	**Total**
Certificates of deposit (negotiable)	$ -	$ 1,073,302	$ -	$ 1,073,302
U.S. agencies, implicitly guaranteed	-	1,955,711	-	1,955,711
State and local bonds	-	2,563,396	-	2,563,396
U.S. treasuries	-	4,871,129	-	4,871,129
Total	$ -	$ 10,463,538	$ -	$ 10,463,538

Custodial Credit Risk

Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to the Village.

The Village does not have any deposits exposed to custodial credit risk.

Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

All investments that are subject to custodial credit risk have collateral held by the pledging financial institution.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

As of December 31, 2025, the Village's investments were rated as follows:

Investment Type	Standard & Poors	Moody's Investors Services
Certificates of deposit (negotiable)	N/A	N/A
U.S. agencies, implicitly guaranteed	AA+	Aa1
State and local bonds	AAA	Aa1, Aa2, Aaa

The Village also held investments in the following external pool which is not rated:

Local Government Investment Pool

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.

At December 31, 2025, the Village's investment portfolio was concentrated as follows:

Issuer	Investment Type	Percentage of Portfolio
Federal Home Loan Banks	U.S. agencies, implicitly guaranteed	7.04 %

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the value of an investment.

As of December 31, 2025, the Village's investments were as follows:

		Maturity (in Years)	
Investment Type	Fair Value	Less Than 1 Year	1-5 Years
Certificates of deposit (negotiable)	$ 1,073,302	$ 495,242	$ 578,060
U.S. agencies, implicitly guaranteed	1,955,711	1,656,545	299,166
State and local bonds	2,563,396	-	2,563,396
U.S. treasuries	4,871,129	4,871,129	-
Total	$ 10,463,538	$ 7,022,916	$ 3,440,622

See Note 1 for further information on deposit and investment policies.

Receivables

All of the receivables on the balance sheet are expected to be collected within one year, except for leases and delinquent taxes.

Governmental funds report *unavailable* or *unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

	Unearned	Unavailable
Property taxes receivable for subsequent year	$ 23,830,057	$ -
Payment in lieu of taxes receivable	-	234,873
Developer receivable not yet due	-	49,986
Accounts receivable due from developer	-	15,608
Grants received not yet earned	306,922	-
Total unearned/unavailable revenue for governmental funds	$ 24,136,979	$ 300,467
Unearned revenue included in liabilities	$ 306,922	
Unearned revenue included in deferred inflows	23,830,057	
Total unearned revenue for governmental funds	$ 24,136,979	

Restricted Assets

The following represent the balances of the restricted assets:

Long-Term Debt Accounts

Redemption - Used to segregate resources accumulated for debt service payments over the next twelve months.

Reserve - Used to report resources set aside to make up potential future deficiencies in the redemption account.

Depreciation - Used to report resources set aside to fund plant renewals and replacement or make up potential future deficiencies in the redemption account.

Equipment Replacement Account

The sewer utility established an equipment replacement account to be used for significant mechanical equipment replacement as required by the Wisconsin Department of Natural Resources.

Impact Fee Account

The Village has received impact fees which must be spent in accordance with the local ordinance and state statutes. Any unspent funds must be refunded to the current property owner.

Following is a list of restricted assets at December 31, 2025:

	Restricted Assets
Impact fee accounts	$ 1,272,564
Accrued interest	1,066
Sewer equipment replacement account	345,296
Water redemption account	317,253
Water reserve account	414,000
Water depreciation account	50,590
Total	$ 2,400,769

Capital Assets

Capital asset activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated:				
Land	$ 15,629,920	$ -	$ -	$ 15,629,920
Construction in progress	3,903,844	4,281,724	714,710	7,470,858
Total capital assets not being depreciated	19,533,764	4,281,724	714,710	23,100,778
Capital assets being depreciated:				
Buildings and improvements	48,443,712	570,779	330,903	48,683,588
Machinery and equipment	16,220,462	988,065	273,987	16,934,540
Roads	69,747,776	1,914,984	559,960	71,102,800
Storm sewers	24,058,791	519,601	59,396	24,518,996
Street lighting	4,689,296	-	-	4,689,296
Bridges	8,089,625	-	-	8,089,625
Total capital assets being depreciated	171,249,662	3,993,429	1,224,246	174,018,845
Total capital assets	190,783,426	8,275,153	1,938,956	197,119,623
Less accumulated depreciation for:				
Buildings and improvements	(11,744,940)	(1,250,412)	330,903	(12,664,449)
Machinery and equipment	(9,412,884)	(978,433)	273,987	(10,117,330)
Roads	(22,986,116)	(1,469,248)	559,960	(23,895,404)
Storm sewers	(14,331,485)	(490,380)	59,396	(14,762,469)
Street lighting	(2,880,633)	(234,465)	-	(3,115,098)
Bridges	(4,010,893)	(161,793)	-	(4,172,686)
Total accumulated depreciation	(65,366,951)	(4,584,731)	1,224,246	(68,727,436)
Net capital assets being depreciated	105,882,711	(591,302)	-	105,291,409
Total governmental activities capital assets, net as reported in the statement of net position	$ 125,416,475	$ 3,690,422	$ 714,710	$ 128,392,187

Depreciation expense was charged to functions as follows:

Governmental Activities	
General government	$ 127,120
Public safety	571,861
Public works, including infrastructure	3,570,206
Culture and recreation	315,544
Total governmental activities depreciation expense	$ 4,584,731

	Beginning Balance	Additions	Deletions	Ending Balance
Business-Type Activities				
Capital assets not being depreciated:				
Land	$ 175,599	$ -	$ -	$ 175,599
Construction in progress	299,433	388,627	-	688,060
Total capital assets not being depreciated	475,032	388,627	-	863,659
Capital assets being depreciated:				
Buildings and improvements	15,449,400	190,582	-	15,639,982
Machinery and equipment	8,178,386	142,931	59,502	8,261,815
Water system	52,357,679	999,224	21,913	53,334,990
Sewer system	71,400,962	433,493	35,088	71,799,367
Total capital assets being depreciated	147,386,427	1,766,230	116,503	149,036,154
Total capital assets	147,861,459	2,154,857	116,503	149,899,813
Less accumulated depreciation for:				
Buildings and improvements	(2,292,745)	(444,943)	-	(2,737,688)
Machinery and equipment	(5,104,561)	(328,827)	59,502	(5,373,886)
Water system	(14,165,311)	(977,930)	21,913	(15,121,328)
Sewer system	(17,249,979)	(746,892)	35,088	(17,961,783)
Total accumulated depreciation	(38,812,596)	(2,498,592)	116,503	(41,194,685)
Net capital assets being depreciated	108,573,831	(732,362)	-	107,841,469
Business-type activities capital assets, net as reported in the statement of net position	$ 109,048,863	$ (343,735)	$ -	$ 108,705,128

Depreciation expense was charged to functions as follows:

Business-Type Activities	
Water	$ 1,262,574
Sewer	1,125,450
Total business-type activities depreciation expense	$ 2,388,024

Additions to accumulated depreciation include depreciation expense as well as salvage on retired assets and joint metering and may not equal depreciation expense.

Interfund Receivables/Payables, Advances and Transfers

Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

Receivable Fund	Payable Fund	Amount
General	General capital projects	$ 311,094
General	TID No. 7 capital projects fund	46,021
General	Property maintenance fund	942
General	Historic Preservation fund	361
General	TID No. 8 capital projects	2,409,375
Total, fund financial statements		2,767,793
Less fund eliminations		(2,767,793)
Less interfund receivables created with internal service fund eliminations		(147,707)
Less interfund advances		(635,000)
Total internal balances, government-wide statement of net position		$ (782,707)

All amounts are due within one year.

Interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

Advances

The Water utility fund is advancing funds to TID No. 7 capital projects fund. The amount advanced is equal to the TID No. 7 related debt issued during 2022. The repayment schedule of the advances is included in the repayment schedule of the 2022 Water Revenue Bonds.

The General fund is advancing funds to the TID No. 9 capital projects fund. The amount advanced is equal to the TID fund deficit. No repayment schedule has been established.

The following is a schedule of interfund advances:

Receivable Fund	Payable Fund	Amount	Amount Not Due Within One Year
General fund	TID No. 9 capital projects	$ 363,817	$ 363,817
Water utility	TID No. 7 capital projects	635,000	580,000
Less fund eliminations		(363,817)	
Total - Interfund Advances		$ 635,000	

The principal purpose of this advance is to prepay principal on debt.

Years	TID No. 7 Principal	TID No. 7 Interest
2026	$ 55,000	$ 21,769
2027	60,000	19,469
2028	60,000	17,069
2029	60,000	14,669
2030	60,000	12,269
2031-2035	340,000	29,003
Total	$ 635,000	$ 114,248

Transfers

The following is a schedule of interfund transfers:

Fund Transferred To	Fund Transferred From	Amount	Principal Purpose
General	Water utility	$ 770,758	Payment in lieu of taxes
General capital projects	ARPA	29,271	Expense reimbursement
Total, fund financial statements		800,029	
Less fund eliminations		(29,271)	
Less transfer of capital assets to utility funds		(667,879)	
Total transfers, government-wide statement of activities		$ 102,879	

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and notes payable:					
General obligation debt	$ 73,105,000	$ 12,710,000	$ 4,795,000	$ 81,020,000	$ 5,025,000
Premiums	2,623,932	312,041	270,149	2,665,824	-
Total bonds and notes payable	75,728,932	13,022,041	5,065,149	83,685,824	5,025,000
Other liabilities:					
Compensated absences*	1,117,765	455,412	-	1,573,177	188,914
Total other liabilities	1,117,765	455,412	-	1,573,177	188,914
Total governmental activities long-term liabilities	$ 76,846,697	$ 13,477,453	$ 5,065,149	$ 85,259,001	$ 5,213,914

Business-Type Activities					
Bonds and notes payable:					
General obligation debt	$ 11,875,000	$ -	$ 535,000	$ 11,340,000	$ 550,000
Revenue debt from direct borrowings and direct placements	243,160	953,925	46,107	1,150,978	85,821
Revenue bonds	3,705,000	-	300,000	3,405,000	300,000
(Discounts)/Premiums	645,004	-	44,082	600,922	-
Total bonds and notes payable	16,468,164	953,925	925,189	16,496,900	935,821
Other liabilities:					
Compensated absences*	135,156	22,285	-	157,441	28,572
Total other liabilities	135,156	22,285	-	157,441	28,572
Total business-type activities long-term liabilities	$ 16,603,320	$ 976,210	$ 925,189	$ 16,654,341	$ 964,393

*The change in the compensated absences liability is presented as a net change.

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2025, was $221,232,745. Total general obligation debt outstanding at year end was $92,360,000.

General Obligation Debt

All general obligation debt payable is backed by the full faith and credit of the Village. Debt in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities debt is payable by revenues from user fees of those funds or if the revenues are not sufficient, by future tax levies.

Governmental Activities General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2025
GO Community Development Bonds, TID No. 6	10/01/2014	2034	3.00-4.00%	$ 5,405,000	$ 3,835,000
GO Promissory Note	05/11/2016	2026	2.00	2,670,000	265,000
GO Promissory Note	03/29/2017	2027	2.00-2.55	2,805,000	560,000
GO Promissory Note	04/05/2018	2028	2.4855	2,795,000	840,000
GO Community Development Bonds, TID No. 7	06/06/2018	2033	3.0764	2,480,000	1,870,000
GO Community Development Bonds, TID No. 8	02/05/2019	2038	3.00-5.00	6,725,000	6,200,000
Taxable GO Community Development Bonds, TID No. 8	02/05/2019	2029	3.00-3.30	1,710,000	1,020,000
GO Promissory Note	05/02/2019	2029	3.00-4.00	3,040,000	1,385,000
GO Corporate Purpose Bond, TID No. 8	12/11/2019	2039	2.25-4.00	7,850,000	6,925,000
GO Promissory Note	04/23/2020	2030	2.00-4.00	3,875,000	2,090,000
GO Promissory Note	06/30/2021	2031	1.00-3.00	3,165,000	1,930,000
GO Promissory Note	05/18/2022	2032	3.00-4.00	4,320,000	3,355,000
Taxable GO Promissory Notes	05/18/2022	2032	3.25-3.35	2,550,000	2,550,000
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	33,050,000	30,930,000
GO Promissory Note	06/05/2024	2034	4.00-5.00	3,175,000	3,125,000
GO Promissory Note	11/07/2024	2034	3.00-5.00	1,520,000	1,430,000
GO Promissory Note	06/26/2025	2035	4.00-5.00	4,110,000	4,110,000
GO Promissory Note	06/26/2025	2045	5.00-5.60	8,600,000	8,600,000
Total governmental activities, general obligation debt					$ 81,020,000

Business-Type Activities General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2025
GO Corporate Purpose Bond	12/11/2019	2039	2.25-4.00%	$ 3,005,000	$ 2,225,000
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	9,330,000	8,005,000
GO Promissory Note	11/07/2024	2034	3.00-5.00	1,220,000	1,110,000
Total business-type activities, general obligation debt					$ 11,340,000

Debt service requirements to maturity are as follows:

	Governmental Activities General Obligation Debt		Business-Type Activities General Obligation Debt	
Years	Principal	Interest	Principal	Interest
2026	$ 5,025,000	$ 3,212,981	$ 550,000	$ 452,519
2027	5,080,000	2,915,403	565,000	425,969
2028	5,160,000	2,731,617	590,000	399,169
2029	5,710,000	2,532,332	630,000	371,519
2030	5,975,000	2,315,622	660,000	342,781
2031-2035	26,310,000	8,188,734	3,595,000	1,359,247
2036-2040	18,565,000	3,910,108	3,480,000	577,494
2041-2045	9,195,000	717,485	1,270,000	51,199
Total	$ 81,020,000	$ 26,524,282	$ 11,340,000	$ 3,979,897

Revenue Debt

Business-type activities revenue bonds are payable only from revenues derived from the operation of the water utility system.

The Village has pledged future water revenues to repay revenue bonds issued in 2009, 2022 and 2025. Proceeds from the bonds provided financing for the construction of water plant. The bonds are payable solely from water revenues and are payable through 2045. Annual principal and interest payments on the bonds are expected to require 7.64% of gross revenues. The total principal and interest remaining to be paid on the bonds is $5,475,798. Principal and interest paid for the current year and total customer gross revenues were $490,376 and $3,774,349, respectively.

Revenue debt payable at December 31, 2025, consists of the following:

Business-Type Activities Revenue Debt

Water Utility	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2025
Direct borrowing/direct placement, Safe Drinking Water Loan	11/12/2009	05/01/2029	2.67%	$ 773,293	$ 197,053
Water system revenue bonds	05/18/2022	05/01/2035	3.00-4.00	4,140,000	3,405,000
Direct borrowing/direct placement, Safe Drinking Water Loan	05/14/2025	05/01/2045	2.20	953,925	953,925
Total business-type activities, revenue debt					$ 4,555,978

Debt service requirements to maturity are as follows:

Years	Business-Type Activities Revenue Debt	
	Principal	**Interest**
2026	$ 300,000	$ 116,663
2027	310,000	104,463
2028	320,000	91,863
2029	325,000	78,963
2030	330,000	65,863
2031-2035	1,820,000	226,316
Total	$ 3,405,000	$ 684,131

Years	Business-Type Activities Revenue Debt from Direct Borrowings and Direct Placements	
	Principal	**Interest**
2026	$ 85,821	$ 25,189
2027	87,930	23,053
2028	90,092	20,865
2029	92,307	18,622
2030	41,985	17,024
2031-2035	224,191	70,697
2036-2040	249,962	44,644
2041-2045	278,690	15,595
Total	$ 1,150,978	$ 235,689

Lease Disclosures

Lessor - Lease Receivables

Governmental Activities Lease Receivables Description	Date of Inception	Final Maturity	Interest Rates	Receivable Balance December 31, 2025
General fund, ground and structure leases	2002-2012	2027-2037	3.37%	$ 1,031,396
Debt service fund, building lease	2025	2028	5.00	1,029,141
Total governmental activities				$ 2,060,537

The Village recognized $246,769 of lease revenue during the fiscal year.

The Village recognized $97,013 of interest revenue during the fiscal year.

Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2025, includes the following:

Governmental Activities

Net investment in capital assets:	
Land	$ 15,629,920
Construction in progress	7,470,858
Other capital assets, net of accumulated depreciation	105,291,409
Less long-term debt outstanding	(81,020,000)
Plus unspent capital related debt proceeds	3,913,079
Plus noncapital debt proceeds	4,160,000
Less unamortized debt premium	(2,665,824)
Total net investment in capital assets	$ 52,779,442

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2025, include the following:

	General Fund	Debt Service	Capital Projects Fund	TIF No. 8 Capital Projects Fund	Nonmajor Funds	Total
Fund Balances						
Nonspendable:						
Prepaid items	$ 862	$ -	$ -	$ -	$ -	$ 862
Noncurrent receivables	85,530	-	-	-	-	85,530
Advances	363,817	-	-	-	-	363,817
Subtotal	450,209	-	-	-	-	450,209
Restricted for:						
Debt service	-	1,024,180	-	-	-	1,024,180
Capital projects	-	-	3,233,998	-	101,256	3,335,254
TID projects	-	-	-	-	376,779	376,779
Police projects	-	-	-	-	183,958	183,958
Fire projects	-	-	-	-	215,274	215,274
Parks	-	-	-	-	275,834	275,834
Library	-	-	-	-	1,143,477	1,143,477
Subtotal	-	1,024,180	3,233,998	-	2,296,578	6,554,756
Committed to:						
Senior van replacement	-	-	-	-	45,329	45,329
Police	-	-	-	-	20,174	20,174
Fire explorer program	-	-	-	-	363	363
Recreation	-	-	-	-	23,296	23,296
Subtotal	-	-	-	-	89,162	89,162
Assigned to:						
Capital projects	-	-	3,946,175	-	-	3,946,175
Payment in lieu of tax	770,758	-	-	-	-	770,758
Tourism	69,981	-	-	-	-	69,981
Budget carryovers	34,900	-	-	-	-	34,900
Subtotal	875,639	-	3,946,175	-	-	4,821,814
Unassigned (Deficit)	4,723,439	-	-	(2,760,288)	(1,254,245)	708,906
Total fund balances	$ 6,049,287	$ 1,024,180	$ 7,180,173	$ (2,760,288)	$ 1,131,495	$ 12,624,847

Business-Type Activities

Net investment in capital assets:

Land	$ 175,599
Construction in progress	688,060
Other capital assets, net of accumulated depreciation	107,841,469
Less long-term debt outstanding	(15,895,978)
Less unamortized debt premium	(600,922)
Total net investment in capital assets	$ 92,208,228

4. Other Information

Employees' Retirement System

Plan Description

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to a retirement benefit based on a formula factor, their final average earnings, and creditable service.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially-reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Postretirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the floor) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment %	Variable Fund Adjustment %
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0
2021	5.1	13.0
2022	7.4	15.0
2023	1.6	(21.0)
2024	3.6	15.0

Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees, including Teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category was merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized $1,170,412 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2025 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.90 %	6.90 %
Protective with Social Security	6.90	14.30
Protective without Social Security	6.90	19.10

Pension Liability, Pension Expense (Revenue), Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2025, the Village reported a liability of $1,228,273 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2023 rolled forward to December 31, 2024. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2024, the Village's proportion was 0.07475047%, which was an increase of 0.00484554% from its proportion measured as of December 31, 2023.

For the year ended December 31, 2025, the Village recognized pension expense (revenue) of $1,327,385.

At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between projected and actual experience	$ 4,251,064	$ 4,021,000
Changes in assumptions	364,452	-
Net differences between projected and actual earnings on pension plan investments	1,866,427	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	-	54,533
Employer contributions subsequent to the measurement date	1,061,576	-
Total	$ 7,543,519	$ 4,075,533

$1,061,576 reported as deferred outflows of resources related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Years Ending December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (Net)
2026	$ 716,065
2027	2,530,184
2028	(639,976)
2029	(199,863)

Actuarial Assumptions

The total pension liability in the actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2023
Measurement Date of Net Pension Liability (Asset):	December 31, 2024
Experience Study:	January 1, 2021 - December 31, 2023 Published November 19, 2024
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Wage Inflation	3.0%
Seniority/Merit	0.1% - 5.7%
Mortality:	2020 WRS Experience Mortality Table
Postretirement Adjustments*:	1.7%

* *No postretirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the postretirement discount rate. Includes the impact of known Market Recognition Account deferred gains/losses on the liability for dividend payments.*

Actuarial assumptions are based upon an experience study conducted in 2024 that covered a three-year period from January 1, 2021 to December 31, 2023. Based on this experience study, actuarial assumptions used to measure the Total Pension Liability changed from prior year, including seniority (merit) and separation rates. The Total Pension Liability for December 31, 2024 is based upon a roll-forward of the liability calculated from the December 31, 2023 actuarial valuation.

Long-Term Expected Return on Plan Assets

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Allocation Targets and Expected Returns* as of December 31, 2024

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %**
Public Equity	38	7.0	4.3
Public Fixed Income	27	6.1	3.4
Inflation Sensitive	19	4.8	2.1
Real Estate	8	6.5	3.8
Private Equity/Debt	20	9.5	6.7
Leverage***	(12)	3.7	1.1
Total Core Fund	100	7.5	4.8
Variable Fund Asset			
U.S. Equities	70	6.5	3.8
International Equities	30	7.4	4.7
Total Variable Fund	100	6.9	4.2

* *Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations*

** *New England Pension Consultants' Long-Term U.S. CPI (Inflation) Forecast: 2.6%*

*** *The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. Currently, an asset allocation target of 12% policy leverage is used subject to an allowable range of up to 20%.*

Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability for the current and prior year. This discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 4.08% (Source: "20-Bond GO Index" is the Bond Buyer Index, general obligation, 20 years to maturity, mixed quality as of December 31, 2024. In describing this index, the Bond Buyer notes that the bonds' average quality is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard and Poor's Corp.'s AA.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.80%, as well as what the Village's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.80%) or 1-percentage-point higher (7.80%) than the current rate:

	1% Decrease to Discount Rate (5.8%)	Current Discount Rate (6.8%)	1% Increase to Discount Rate (7.8%)
Village's proportionate share of the net pension liability (asset)	$ 11,522,813	$ 1,228,273	$ (6,085,701)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

At December 31, 2025, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; workers compensation; and health care of its employees. The Village participates in a public entity risk pool called to provide coverage for losses from torts; theft of, damage to or destruction of assets; errors and omission; and workers compensation. However, other risks, such as health and dental care of its employees are accounted for and financed by the Village in the health insurance and dental insurance internal service funds.

Self Insurance

For health claims, the uninsured risk of loss is $45,000 per incident and $2,000,000 in the aggregate for a policy year. The Village has purchased commercial insurance for claims in excess of those amounts. Settled claims have not exceeded the commercial coverage in any of the past three years.

All funds of the Village participate in the risk management program. Accounts payable in the internal service funds are based on estimates of the amounts necessary to pay prior and current year claims. That reserve was $1,301,519 at year-end and is reported in unrestricted net position of the internal service funds.

A liability for a claim is established if information indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss is reasonably estimable. Liabilities include an amount for claims that have been incurred but not reported. The Village does not allocate overhead costs or other nonincremental costs to the claims liability.

Claims Liability

	Prior Year	Current Year
Unpaid Claims, Beginning	$ 44,415	$ 46,627
Current year claims and changes in estimates	1,379,990	1,899,420
Claim payments	(1,377,778)	(1,843,577)
Unpaid Claims, Ending	$ 46,627	$ 102,470

Public Entity Risk Pool

Wisconsin Municipal Insurance Commission (WMIC) Cities and Villages Mutual Insurance Company (CVMIC)

The WMIC is an intergovernmental cooperation commission created by contract under Section 66.30 of the Wisconsin Statutes. It was created in August, 1987 for the purpose of facilitating the organization, establishment and capitalization of the CVMIC, and has numerous cities and villages as members.

The CVMIC is a municipal mutual insurance company established on September 14, 1987 under Section 611.23 of the Wisconsin Statutes. The CVMIC provides liability insurance coverage to the cities and villages which make up the membership of the WMIC.

The CVMIC is self-insured up to a maximum of $2,000,000 of each insurance risk. Losses paid by CVMIC plus administrative expenses will be recovered through premiums to the participating pool of municipalities. The Village's share of such losses is approximately 1.7%.

Management of each organization consists of a board of directors or officers comprised of representatives elected by each of three classes of participants based on population. The Village does not exercise any control over the activities of the agencies beyond the election of the officers and board.

Financial statements of WMIC and CVMIC can be obtained directly from CVMIC's offices.

The Village pays an annual premium to CVMIC for its general liability insurance, which provides coverage up to $5,000,000 per occurrence, less the Village's retained liability. The Village's retained liability is limited to $25,000 per occurrence and an annual aggregate limit of $100,000. An actuarially determined estimate has been recorded for this liability, as well as for claims incurred but not reported at December 31, 2025. A total liability of approximately $67,889 at December 31, 2025, was recorded as claims payable in the insurance internal service fund. Changes in the fund's claims loss liability follow:

Year	Beginning Balance	Incurred Claims	Claims Paid/ Settled	Ending Balance
2025	$ -	$ 88,000	$ 20,111	$ 67,889

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has active construction projects as of December 31, 2025. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

Developer Agreements

In 2018, the Village issued a municipal revenue obligation as part of a development agreement. The amount of the obligation was $1,000,000, and is payable to the developer solely from tax increments collected from a specific portion of the development in TIF No. 8.

Payments are scheduled through the year 2033, and carry an interest rate of 3.75%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TIF increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment outstanding at year end was $720,997.

Subsequent Event

On May 21, 2026 the Village issued general obligation promissory notes in the amount of $17,170,000 with an interest rate of 5.00%. This amount will be used to finance capital improvements.

Tax Abatement

Tax abatements are a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The Village is disclosing all abatement agreements individually.

The Village through its Tax Incremental Financing District (TIF) No. 8 has entered into tax abatement agreements with a developers in the form of tax incremental financing incentive payments to stimulate economic development. The abatements are authorized through the TID project plan. The developers pay property taxes as they become due, and after meeting the criteria established in the development agreements, are entitled to future incentive payments that directly correlate to the taxes paid.

Agreement Description	Calculation Method	Developer Commitment	2025 Payments
TIF No. 8	Incentive payments of $105,277 through 2033	Construct various improvements within District	$ 105,277

Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 103, *Financial Reporting Model Improvements*
- Statement No. 104, *Disclosure of Certain Capital Assets*
- Statement No. 105, *Subsequent Events*

When they become effective, application of these standards may restate portions of these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

GENERAL FUND

The general fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance With Final Budget**
Revenues				
General property taxes	$ 12,826,555	$ 12,826,555	$ 12,826,555	$ -
Other taxes	678,783	678,783	561,596	(117,187)
Intergovernmental	4,015,091	4,293,088	4,338,403	45,315
Regulation and compliance	1,079,180	1,079,180	1,192,373	113,193
Public charges for services	2,406,388	2,499,595	2,619,562	119,967
Intergovernmental charges for services	139,961	139,961	173,635	33,674
Investment income	109,827	109,827	270,553	160,726
Miscellaneous	94,305	372,734	536,716	163,982
Total revenues	21,350,090	21,999,723	22,519,393	519,670
Expenditures				
General Government				
Village board	136,853	136,853	284,356	(147,503)
General administrator	177,343	181,436	183,118	(1,682)
Village clerk	295,315	302,238	288,747	13,491
Treasurer/accounting	250,704	256,032	271,099	(15,067)
Assessor	105,296	105,296	109,296	(4,000)
Data processing	242,264	261,564	260,646	918
General government	(32,912)	(398,984)	413,637	(812,621)
Buildings and ground maintenance	1,059,466	1,088,813	1,059,394	29,419
Total general government	2,234,329	1,933,248	2,870,293	(937,045)
Public Safety				
Police protection	6,921,074	7,259,444	7,179,888	79,556
Fire protection	4,548,971	4,817,356	4,485,989	331,367
Emergency government	19,563	19,799	96,042	(76,243)
Protective inspections	358,168	359,251	497,382	(138,131)
Total public safety	11,847,776	12,455,850	12,259,301	196,549
Public Works				
Engineer/director	224,685	226,653	246,853	(20,200)
Highway and street maintenance and construction	3,246,116	3,276,081	3,223,581	52,500
Solid waste recycling	459,316	461,271	495,049	(33,778)
Total public works	3,930,117	3,964,005	3,965,483	(1,478)

See notes to required supplementary information

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Year Ended December 31, 2025

	Original	Final	Actual	Variance With Final Budget
Culture and Recreation				
Library	$ 1,039,379	$ 1,153,332	$ 1,179,727	$ (26,395)
Recreation	1,323,151	1,402,058	1,406,419	(4,361)
Senior center	124,426	126,380	120,580	5,800
Parks	978,288	994,788	839,003	155,785
Total culture and recreation	3,465,244	3,676,558	3,545,729	130,829
Conservation and Development				
Planning and zoning	311,724	317,562	265,850	51,712
Municipal development	81,900	81,900	155,016	(73,116)
Total conservation and development	393,624	399,462	420,866	(21,404)
Capital Outlay	119,000	270,849	194,191	76,658
Total expenditures	21,990,090	22,699,972	23,255,863	(555,891)
Excess (deficiency) of revenues over (under) expenditures	(640,000)	(700,249)	(736,470)	(36,221)
Other Financing Sources				
Transfers in	640,000	640,000	770,758	130,758
Total other financing sources	640,000	640,000	770,758	130,758
Net change in fund balance	-	(60,249)	34,288	94,537
Fund Balance, Beginning	6,014,999	6,014,999	6,014,999	-
Fund Balance, Ending	$ 6,014,999	$ 5,954,750	$ 6,049,287	$ 94,537

See notes to required supplementary information

Schedule of Proportionate Share of the Net Pension Liability (Asset) -
Wisconsin Retirement System
Year Ended December 31, 2025

WRS Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/25	0.07475047 %	$ 1,228,273	$ 11,001,182	11.16 %	98.79 %
12/31/24	0.06990493 %	1,039,350	9,482,293	10.96 %	98.85 %
12/31/23	0.06778334 %	3,590,960	9,141,620	39.28 %	95.72 %
12/31/22	0.06355283 %	(5,281,697)	8,410,935	62.80 %	106.02 %
12/31/21	0.06375385 %	(3,980,241)	8,273,949	48.11 %	105.26 %
12/31/20	0.06104707 %	(1,968,436)	8,083,395	24.35 %	102.96 %
12/31/19	0.05861313 %	2,085,271	7,386,989	28.23 %	96.45 %
12/31/18	0.05745337 %	(1,705,858)	6,970,047	24.47 %	102.93 %
12/31/17	0.05815135 %	479,306	6,998,756	6.85 %	99.12 %
12/31/16	0.05959839 %	968,226	6,919,994	13.99 %	98.20 %

Schedule of Employer Contributions - Wisconsin Retirement System
Year Ended December 31, 2025

Village Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/25	$ 1,061,576	$ (1,061,576)	$ -	$ 11,922,569	8.90 %
12/31/24	965,624	(965,624)	-	11,259,486	8.58 %
12/31/23	800,182	(800,182)	-	9,485,148	8.44 %
12/31/22	718,838	(718,838)	-	9,157,347	7.85 %
12/31/21	669,795	(669,795)	-	8,411,759	7.96 %
12/31/20	653,360	(653,360)	-	8,277,783	7.89 %
12/31/19	670,516	(670,516)	-	8,083,395	8.29 %
12/31/18	609,915	(609,915)	-	7,386,990	8.26 %
12/31/17	577,241	(577,241)	-	6,970,048	8.28 %
12/31/16	550,442	(550,442)	-	6,992,283	7.87 %

See notes to required supplementary information

Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

The budgeted amounts presented include any amendments made. The Village may authorize transfers of budgeted amounts within departments. Transfers between departments and changes to the overall budget must be approved by a two-thirds Village Board action.

Appropriations lapse at year end unless specifically carried over. Carryovers to the following year were $34,900. Budgets are adopted at the department level of expenditure.

Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

Changes in benefit terms. There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

Changes in assumptions. Based on a three-year experience study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8%
- Lowering the discount rate from 7.0% to 6.8%
- Lowering the price inflation rate from 2.5% to 2.4%
- Lowering the postretirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0%
- Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the postretirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table

SUPPLEMENTARY INFORMATION

DEBT SERVICE FUND

The Debt Service Fund is used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Debt Service Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Taxes	$ 4,823,265	$ 4,823,265	$ 4,823,265	$ -
Investment income	-	3,800	65,170	61,370
Rental income	-	-	152,023	152,023
Total revenues	4,823,265	4,827,065	5,040,458	213,393
Expenditures				
Debt service:				
Principal	3,530,000	3,530,000	3,530,000	-
Interest and fiscal charges	1,690,950	1,690,950	1,690,469	481
Debt issuance costs	-	3,800	801	2,999
Total expenditures	5,220,950	5,224,750	5,221,270	3,480
Excess (deficiency) of revenues over (under) expenditures	(397,685)	(397,685)	(180,812)	216,873
Other Financing Sources				
General obligation debt issued	-	397,685	485,136	87,451
Premium on debt issued	-	-	278,206	278,206
Total other financing sources	-	397,685	763,342	365,657
Net change in fund balance	(397,685)	-	582,530	582,530
Fund Balance, Beginning	441,650	441,650	441,650	-
Fund Balance, Ending	$ 43,965	$ 441,650	$ 1,024,180	$ 582,530

MAJOR CAPITAL PROJECTS FUNDS

General Capital Projects Fund - This fund accounts for the acquisition and construction of major capital facilities and equipment used in general Village operations. This fund does not include capital facilities and equipment used in the Village's enterprise funds.

Tax Increment District No. 8 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development of a new industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
General Capital Projects
Year Ended December 31, 2025

	Budgeted Amounts Original	Budgeted Amounts Final	Actual	Variance With Final Budget
Revenues				
Intergovernmental	$ -	$ 2,301,300	$ 1,506,459	$ (794,841)
Investment income	-	15,000	132,525	117,525
Miscellaneous	-	-	41,906	41,906
Total revenues	-	2,316,300	1,680,890	(635,410)
Expenditures				
Capital outlay	6,582,000	8,900,174	4,749,210	4,150,964
Debt service:				
Debt issuance costs	82,000	82,000	225,205	(143,205)
Total expenditures	6,664,000	8,982,174	4,974,415	4,007,759
Excess (deficiency) of revenues over (under) expenditures	(6,664,000)	(6,665,874)	(3,293,525)	3,372,349
Other Financing Sources				
Premium on long-term debt	-	-	33,835	33,835
Issuance of general obligation notes	6,664,000	7,164,000	12,224,864	5,060,864
Transfers in	-	-	29,271	29,271
Total other financing sources	6,664,000	7,164,000	12,287,970	5,123,970
Net change in fund balance	-	498,126	8,994,445	8,496,319
Fund Balance (Deficit), Beginning	(1,814,272)	(1,814,272)	(1,814,272)	-
Fund Balance (Deficit), Ending	$ (1,814,272)	$ (1,316,146)	$ 7,180,173	$ 8,496,319

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
TID No. 8 Capital Projects Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Taxes	$ 3,048,193	$ 3,048,193	$ 3,022,033	$ (26,160)
Intergovernmental	-	-	19,945	19,945
Investment income	-	-	5,281	5,281
Miscellaneous	-	-	206,700	206,700
Total revenues	3,048,193	3,048,193	3,253,959	205,766
Expenditures				
Current:				
Conservation and development	237,387	237,387	224,873	12,514
Capital outlay	6,496,410	6,496,410	4,782,294	1,714,116
Debt service:				
Principal	665,870	665,870	680,000	(14,130)
Interest and fiscal charges	474,819	474,819	499,533	(24,714)
Total expenditures	7,874,486	7,874,486	6,186,700	1,687,786
Excess (deficiency) of revenues over (under) expenditures	(4,826,293)	(4,826,293)	(2,932,741)	1,893,552
Other Financing Sources				
General obligation debt issued	4,930,000	4,930,000	-	(4,930,000)
Total other financing sources	4,930,000	4,930,000	-	(4,930,000)
Net change in fund balance	103,707	103,707	(2,932,741)	(3,036,448)
Fund Balance, Beginning	172,453	172,453	172,453	-
Fund Balance, Ending (Deficit)	$ 276,160	$ 276,160	$ (2,760,288)	$ (3,036,448)

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

The special revenue fund is used to account for specific revenues that are restricted or committed to expenditures for particular purposes.

Police Impact Fee Fund - This fund accounts for assets used for the construction of police facilities in the Village. Revenues are primarily raised through an impact fee on new residential and commercial development.

Fire Impact Fee Fund - This fund accounts for assets used for the construction of fire facilities in the Village. Revenues are primarily raised through an impact fee on new residential and commercial development.

Library Impact Fee Fund - This fund accounts for assets used for the construction of library facilities in the Village. Revenues are primarily raised through an impact fee on new residential development.

Park and Recreation Impact Fee Fund - This fund accounts for assets used for the construction of park and recreation facilities in the Village. Revenues are primarily raised through an impact fee on new residential development.

Senior Van Replacement Fund - This fund accounts for assets to be used for eventual replacement of a van used by the Village's Senior Center to provide transportation to senior citizens. Revenues are primarily raised from user fees collected from those using the service.

Police Asset Forfeiture Fund - This fund accounts for receipt and use of funds received from assets seized during drug related arrests.

Police Canine Fund - This fund accounts for Canine expense incurred with training and care of police canines.

Police Honor Guard Fund - This fund accounts for receipts and uses of funds to support events in which honor guards are present.

Historic Preservation Fund - This fund account for receipts and uses of funds in relation to the Historical Preservation program.

Library Fund - This fund accounts for receipt and use of funds received from library donations. Funds are used for furniture and equipment.

Recreation Facilities Fund - This fund accounts for the receipt and use of funds for the Park and Recreation Department program fees and donations. Funds are used to assist with the maintenance and improvement of any indoor or outdoor facility used by the Park and Recreation Department.

Fire Explorer Fund - This fund accounts for receipt and use of funds received from donations. Funds are used for services, equipment and supplies for the Fire Department Explorer Program.

Property Maintenance Fund - This fund account for receipts and uses of funds in relation to property maintenance.

ARPA Fund - This fund accounts for receipt and use of funds received from the American Rescue Plan Act passed by the federal government in 2021 to respond to COVID-19 public health emergency and negative economic impacts.

NONMAJOR GOVERNMENTAL FUNDS (Cont.)

CAPITAL PROJECTS FUNDS

Capital Reserve Fund – This fund accounts for the acquisition and construction of public improvements within the Village, as deemed necessary by the Village Board.

Tax Increment District No. 6 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development of an industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

Tax Increment District No. 7 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

Tax Increment District No. 9 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

Library Capital Projects Fund - This fund accounts for the acquisition and construction of major capital facilities and equipment used in library operations.

Village of Germantown

Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2025

	Special Revenue Funds				
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund	Senior Van Replacement Fund
Assets					
Cash and investments	$ -	$ -	$ -	$ -	$ 45,329
Receivables:					
Taxes receivable	-	-	-	-	-
Accrued interest	-	-	-	-	-
Accounts	-	-	-	-	-
Restricted cash and investments	183,958	215,274	112,963	275,834	-
Total assets	$ 183,958	$ 215,274	$ 112,963	$ 275,834	$ 45,329
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	$ -	$ -	$ -	$ -	$ -
Accrued liabilities	-	-	-	-	-
Unearned revenues	-	-	-	-	-
Due to other funds	-	-	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	-	-	-	-	-
Deferred Inflows of Resources					
Unearned revenues	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
Fund Balances (Deficit)					
Restricted	183,958	215,274	112,963	275,834	-
Committed	-	-	-	-	45,329
Unassigned (deficit)	-	-	-	-	-
Total fund balances (deficit)	183,958	215,274	112,963	275,834	45,329
Total liabilities, deferred inflows of resources and fund balances	$ 183,958	$ 215,274	$ 112,963	$ 275,834	$ 45,329

Special Revenue Funds						
Police Asset Forfeiture Fund	Police Canine Fund	Police Honor Guard	Historic Preservation Fund	Library Fund	Recreation Facilities Fund	Fire Explorer Fund
$ 1,593	$ 4,323	$ 13,614	$ -	$ 77,989	$ 23,296	$ 363
-	-	-	-	-	-	-
-	644	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
$ 1,593	$ 4,967	$ 13,614	$ -	$ 77,989	$ 23,296	$ 363
$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	361	-	-	-
-	-	-	-	-	-	-
-	-	-	361	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	77,989	-	-
1,593	4,967	13,614	-	-	23,296	363
-	-	-	(361)	-	-	-
1,593	4,967	13,614	(361)	77,989	23,296	363
$ 1,593	$ 4,967	$ 13,614	$ -	$ 77,989	$ 23,296	$ 363

Village of Germantown

Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2025

	Special Revenue Funds		Capital Projects Funds		
	ARPA Fund	Property Maintenance Fund	Capital Reserve Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund
Assets					
Cash and investments	$ 236,151	$ -	$ 101,256	$ 377,193	$ -
Receivables:					
Taxes receivable	-	-	-	909,424	829,409
Accrued interest	-	-	-	-	-
Accounts	-	1,077	-	-	-
Restricted cash and investments	-	-	-	-	-
Total assets	$ 236,151	$ 1,077	$ 101,256	$ 1,286,617	$ 829,409
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	$ -	$ 720	$ -	$ -	$ -
Accrued liabilities	-	-	-	414	1,805
Unearned revenues	236,151	-	-	-	-
Due to other funds	-	942	-	-	46,021
Advances from other funds	-	-	-	-	635,000
Total liabilities	236,151	1,662	-	414	682,826
Deferred Inflows of Resources					
Unearned revenues	-	-	-	909,424	829,409
Total deferred inflows of resources	-	-	-	909,424	829,409
Fund Balances (Deficit)					
Restricted	-	-	101,256	376,779	-
Committed	-	-	-	-	-
Unassigned (deficit)	-	(585)	-	-	(682,826)
Total fund balances (deficit)	-	(585)	101,256	376,779	(682,826)
Total liabilities, deferred inflows of resources and fund balances	$ 236,151	$ 1,077	$ 101,256	$ 1,286,617	$ 829,409

Capital Projects Funds		
TID No. 9 Capital Projects Fund	Library Capital Fund	Total Nonmajor Governmental Funds
$ -	$ 952,525	$ 1,833,632
536,855	-	2,275,688
-	-	644
-	-	1,077
-	-	788,029
$ 536,855	$ 952,525	$ 4,899,070
$ 203,410	$ -	$ 204,130
3,246	-	5,465
-	-	236,151
-	-	47,324
363,817	-	998,817
570,473	-	1,491,887
536,855	-	2,275,688
536,855	-	2,275,688
-	952,525	2,296,578
-	-	89,162
(570,473)	-	(1,254,245)
(570,473)	952,525	1,131,495
$ 536,855	$ 952,525	$ 4,899,070

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -
Nonmajor Governmental Funds
Year Ended December 31, 2025

	Special Revenue Funds				
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund	Senior Van Replacement Fund
Revenues					
Taxes	$ -	$ -	$ -	$ -	$ -
Intergovernmental	-	-	-	-	-
Public charges for services	18,793	35,912	27,861	52,026	4,559
Investment income	2,060	2,486	1,194	1,916	-
Miscellaneous	-	-	-	-	-
Total revenues	20,853	38,398	29,055	53,942	4,559
Expenditures					
Current:					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Conservation and development	-	-	-	-	-
Capital outlay	-	-	-	-	-
Debt service:					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess (deficiency) of revenues over expenditures	20,853	38,398	29,055	53,942	4,559
Other Financing Uses					
Transfers out	-	-	-	-	-
Total other financing uses	-	-	-	-	-
Net change in fund balances	20,853	38,398	29,055	53,942	4,559
Fund Balances (Deficit), Beginning	163,105	176,876	83,908	221,892	40,770
Fund Balances (Deficit), Ending	$ 183,958	$ 215,274	$ 112,963	$ 275,834	$ 45,329

Special Revenue Funds						
Police Asset Forfeiture Fund	Police Canine Fund	Police Honor Guard	Historic Preservation Fund	Library Fund	Recreation Facilities Fund	Fire Explorer Fund
$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-
-	-	-	-	-	24,435	-
-	-	-	-	5,199	-	4
-	-	171	-	25,463	-	638
-	-	171	-	30,662	24,435	642
-	-	-	-	-	-	-
-	2,471	307	-	-	-	3,215
-	-	-	-	-	-	-
-	-	-	87	56,695	6,275	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	2,471	307	87	56,695	6,275	3,215
-	(2,471)	(136)	(87)	(26,033)	18,160	(2,573)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	(2,471)	(136)	(87)	(26,033)	18,160	(2,573)
1,593	7,438	13,750	(274)	104,022	5,136	2,936
$ 1,593	$ 4,967	$ 13,614	$ (361)	$ 77,989	$ 23,296	$ 363

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -
Nonmajor Governmental Funds
Year Ended December 31, 2025

	Special Revenue Funds		Capital Project Funds		
	ARPA Fund	Property Maintenance Fund	Capital Reserve Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund
Revenues					
Taxes	$ -	$ -	$ -	$ 785,404	$ 666,398
Intergovernmental	500,581	-	-	10,156	27,166
Public charges for services	-	3,752	-	-	-
Investment income	-	-	101,256	1,118	2,513
Miscellaneous	-	-	-	-	-
Total revenues	500,581	3,752	101,256	796,678	696,077
Expenditures					
Current:					
General government	29,626	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	2,621	-	-	-
Culture and recreation	-	-	-	-	-
Conservation and development	-	-	-	15,601	80,877
Capital outlay	441,684	-	-	-	306,250
Debt service:					
Principal	-	-	-	380,000	205,000
Interest and fiscal charges	-	-	-	152,688	190,427
Total expenditures	471,310	2,621	-	548,289	782,554
Excess (deficiency) of revenues over expenditures	29,271	1,131	101,256	248,389	(86,477)
Other Financing Uses					
Transfers out	(29,271)	-	-	-	-
Total other financing uses	(29,271)	-	-	-	-
Net change in fund balances	-	1,131	101,256	248,389	(86,477)
Fund Balances (Deficit), Beginning	-	(1,716)	-	128,390	(596,349)
Fund Balances (Deficit), Ending	$ -	$ (585)	$ 101,256	$ 376,779	$ (682,826)

Capital Projects Funds		
TID No. 9 Capital Projects Fund	Library Capital Fund	Total Nonmajor Governmental Funds
$ 354,883	$ -	$ 1,806,685
-	23,294	561,197
-	-	167,338
-	14,895	132,641
-	-	26,272
354,883	38,189	2,694,133
-	-	29,626
-	-	5,993
-	-	2,621
-	-	63,057
131,029	-	227,507
215,504	-	963,438
-	-	585,000
160,700	-	503,815
507,233	-	2,381,057
(152,350)	38,189	313,076
-	-	(29,271)
-	-	(29,271)
(152,350)	38,189	283,805
(418,123)	914,336	847,690
$ (570,473)	$ 952,525	$ 1,131,495

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Impact Fee Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Public charges for services	$ 12,000	$ 12,000	$ 18,793	$ 6,793
Investment income	1,500	1,500	2,060	560
Total revenues	13,500	13,500	20,853	7,353
Net change in fund balance	13,500	13,500	20,853	7,353
Fund Balance, Beginning	163,105	163,105	163,105	-
Fund Balance, Ending	$ 176,605	$ 176,605	$ 183,958	$ 7,353

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Fire Impact Fee Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Fire protection fees	$ 18,000	$ 18,000	$ 35,912	$ 17,912
Investment income	800	800	2,486	1,686
Total revenues	18,800	18,800	38,398	19,598
Net change in fund balance	18,800	18,800	38,398	19,598
Fund Balance, Beginning	176,876	176,876	176,876	-
Fund Balance, Ending	$ 195,676	$ 195,676	$ 215,274	$ 19,598

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Library Impact Fee Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Public charges for services	$ 8,000	$ 8,000	$ 27,861	$ 19,861
Investment income	650	650	1,194	544
Total revenues	8,650	8,650	29,055	20,405
Net change in fund balance	8,650	8,650	29,055	20,405
Fund Balance, Beginning	83,908	83,908	83,908	-
Fund Balance, Ending	$ 92,558	$ 92,558	$ 112,963	$ 20,405

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Park and Recreation Impact Fee Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Public charges for services	$ 28,000	$ 28,000	$ 52,026	$ 24,026
Investment income	2,000	2,000	1,916	(84)
Total revenues	30,000	30,000	53,942	23,942
Net change in fund balance	30,000	30,000	53,942	23,942
Fund Balance, Beginning	221,892	221,892	221,892	-
Fund Balance, Ending	$ 251,892	$ 251,892	$ 275,834	$ 23,942

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Senior Van Replacement Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Public charges for services	$ 2,000	$ 2,000	$ 4,559	$ 2,559
Total revenues	2,000	2,000	4,559	2,559
Net change in fund balance	2,000	2,000	4,559	2,559
Fund Balance, Beginning	40,770	40,770	40,770	-
Fund Balance, Ending	$ 42,770	$ 42,770	$ 45,329	$ 2,559

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Asset Forfeiture Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Total revenues	$ -	$ -	$ -	$ -
Net change in fund balance	-	-	-	-
Fund Balance, Beginning	1,593	1,593	1,593	-
Fund Balance, Ending	$ 1,593	$ 1,593	$ 1,593	$ -

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Canine Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance With Final Budget**
Revenues				
Miscellaneous	$ 500	$ 500	$ -	$ (500)
Total revenues	500	500	-	(500)
Expenditures				
Current:				
Public safety	1,000	1,000	2,471	(1,471)
Total expenditures	1,000	1,000	2,471	(1,471)
Net change in fund balance	(500)	(500)	(2,471)	(1,971)
Fund Balance, Beginning	7,438	7,438	7,438	-
Fund Balance, Ending	$ 6,938	$ 6,938	$ 4,967	$ (1,971)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Honor Guard Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance With Final Budget**
Revenues				
Miscellaneous	$ 1,000	$ 1,000	$ 171	$ (829)
Total revenues	1,000	1,000	171	(829)
Expenditures				
Current:				
Public safety	1,000	1,000	307	693
Total expenditures	1,000	1,000	307	693
Net change in fund balance	-	-	(136)	(136)
Fund Balance, Beginning	13,750	13,750	13,750	-
Fund Balance, Ending	$ 13,750	$ 13,750	$ 13,614	$ (136)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Historic Preservation Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Total revenues	$ -	$ -	$ -	$ -
Expenditures				
Current:				
Culture and recreation	846	846	87	759
Net change in fund balance	(846)	(846)	(87)	759
Fund Balance, Beginning (Deficit)	(274)	(274)	(274)	-
Fund Balance, Ending (Deficit)	$ (1,120)	$ (1,120)	$ (361)	$ 759

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Library Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Investment income	$ -	$ -	$ 5,199	$ 5,199
Miscellaneous	-	-	25,463	25,463
Total revenues	-	-	30,662	30,662
Expenditures				
Current:				
Culture and recreation	-	-	56,695	(56,695)
Total expenditures	-	-	56,695	(56,695)
Net change in fund balance	-	-	(26,033)	(26,033)
Fund Balance, Beginning	104,022	104,022	104,022	-
Fund Balance, Ending	$ 104,022	$ 104,022	$ 77,989	$ (26,033)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Recreation Facilities Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance With Final Budget**
Revenues				
Public charges for services	$ 34,000	$ 34,000	$ 24,435	$ (9,565)
Total revenues	34,000	34,000	24,435	(9,565)
Expenditures				
Current:				
Culture and recreation	20,000	20,000	6,275	13,725
Total expenditures	20,000	20,000	6,275	13,725
Net change in fund balance	14,000	14,000	18,160	4,160
Fund Balance, Beginning	5,136	5,136	5,136	-
Fund Balance, Ending	$ 19,136	$ 19,136	$ 23,296	$ 4,160

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Fire Explorer Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance With Final Budget**
Revenues				
Miscellaneous	$ 2,000	$ 2,000	$ 638	$ (1,362)
Investment income	-	-	4	4
Total revenues	2,000	2,000	642	(1,358)
Expenditures				
Current:				
Public safety	2,000	2,000	3,215	(1,215)
Total expenditures	2,000	2,000	3,215	(1,215)
Net change in fund balance	-	-	(2,573)	(2,573)
Fund Balance, Beginning	2,936	2,936	2,936	-
Fund Balance, Ending	$ 2,936	$ 2,936	$ 363	$ (2,573)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Property Maintenance Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance With Final Budget**
Revenues				
Public charges for services	$ 2,500	$ 2,500	$ 3,752	$ 1,252
Total revenues	2,500	2,500	3,752	1,252
Expenditures				
Current:				
Public works	2,500	2,500	2,621	(121)
Total expenditures	2,500	2,500	2,621	(121)
Net change in fund balance	-	-	1,131	1,131
Fund Balance (Deficit), Beginning	(1,716)	(1,716)	(1,716)	-
Fund Balance (Deficit), Ending	$ (1,716)	$ (1,716)	$ (585)	$ 1,131

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
ARPA Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Intergovernmental	$ -	$ -	$ 500,581	$ 500,581
Total revenues	-	-	500,581	500,581
Expenditures				
Current:				
General government	-	-	29,626	(29,626)
Capital outlay	-	57,800	441,684	(383,884)
Total expenditures	-	57,800	471,310	(413,510)
Excess of revenues over expenditures	-	(57,800)	29,271	87,071
Other Financing Uses				
Transfers out	-	-	(29,271)	(29,271)
Total other financing uses	-	-	(29,271)	(29,271)
Net change in fund balance	-	(57,800)	-	57,800
Fund Balance, Beginning	-	-	-	-
Fund Balance (Deficit), Ending	$ -	$ (57,800)	$ -	$ 57,800

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
TID No. 6 Capital Projects Funds
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Taxes	$ 792,202	$ 792,202	$ 785,404	$ (6,798)
Intergovernmental	-	-	10,156	10,156
Investment income	-	-	1,118	1,118
Total revenues	792,202	792,202	796,678	4,476
Expenditures				
Current:				
Conservation and development	16,230	16,230	15,601	629
Debt service:				
Interest on advances	-	-	17,375	(17,375)
Principal	380,000	380,000	380,000	-
Interest and fiscal charges	135,312	135,312	135,313	(1)
Total expenditures	531,542	531,542	548,289	(16,747)
Net change in fund balance	260,660	260,660	248,389	(12,271)
Fund Balance, Beginning	128,390	128,390	128,390	-
Fund Balance, Ending	$ 389,050	$ 389,050	$ 376,779	$ (12,271)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
TID No. 7 Capital Projects Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Taxes	$ 672,166	$ 672,166	$ 666,398	$ (5,768)
Intergovernmental	-	-	27,166	27,166
Investment income	-	-	2,513	2,513
Total revenues	672,166	672,166	696,077	23,911
Expenditures				
Current:				
Conservation and development	395,516	395,516	80,877	314,639
Capital outlay	2,210,000	2,210,000	306,250	1,903,750
Debt service:				
Interest on advances	-	-	23,469	(23,469)
Interest and fiscal charges	166,957	166,957	166,958	(1)
Principal	205,000	205,000	205,000	-
Total expenditures	2,977,473	2,977,473	782,554	2,194,919
Excess (deficiency) of revenues over (under) expenditures	(2,305,307)	(2,305,307)	(86,477)	2,218,830
Other Financing Sources				
General obligation debt issued	1,870,000	1,870,000	-	(1,870,000)
Total other financing sources	1,870,000	1,870,000	-	(1,870,000)
Net change in fund balance	(435,307)	(435,307)	(86,477)	348,830
Fund Balance (Deficit), Beginning	(596,349)	(596,349)	(596,349)	-
Fund Balance (Deficit), Ending	$ (1,031,656)	$ (1,031,656)	$ (682,826)	$ 348,830

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
TID No. 9 Capital Projects Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Taxes	$ 354,883	$ 354,883	$ 354,883	$ -
Investment income	39,989	39,989	-	(39,989)
Total revenues	394,872	394,872	354,883	(39,989)
Expenditures				
Current:				
Conservation and development	128,806	128,806	131,029	(2,223)
Capital outlay	-	-	215,504	(215,504)
Debt service:				
Interest and fiscal charges	76,200	76,200	160,700	(84,500)
Total expenditures	205,006	205,006	507,233	(302,227)
Net change in fund balance	189,866	189,866	(152,350)	(342,216)
Fund Balance (Deficit), Beginning	(418,123)	(418,123)	(418,123)	-
Fund Balance (Deficit), Ending	$ (228,257)	$ (228,257)	$ (570,473)	$ (342,216)

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Library Capital Fund
Year Ended December 31, 2025

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues				
Intergovernmental	$ 23,000	$ 23,000	$ 23,294	$ 294
Investment income	7,500	7,500	14,895	7,395
Total revenues	30,500	30,500	38,189	7,689
Expenditures				
Total expenditures	-	-	-	-
Net change in fund balance	30,500	30,500	38,189	7,689
Fund Balance (Deficit), Beginning	914,336	914,336	914,336	-
Fund Balance (Deficit), Ending	$ 944,836	$ 944,836	$ 952,525	$ 7,689

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the Village, on a cost reimbursement basis.

Health Insurance Fund - This fund accounts for operations of the Village's self-funded health insurance plan.

Dental Insurance Fund - This fund accounts for operations of the Village's self-funded dental insurance plan.

Village of Germantown

Combining Statement of Net Position -
Internal Service Funds
December 31, 2025

	Health Insurance Fund	Dental Insurance Fund	Total
Assets			
Current assets:			
Cash and investments	$ 1,299,577	$ 93,227	$ 1,392,804
Receivables:			
Accounts	75,901	3,173	79,074
Total assets	1,375,478	96,400	1,471,878
Liabilities			
Current liabilities:			
Accounts payable	162,949	7,410	170,359
Total current liabilities	162,949	7,410	170,359
Total liabilities	162,949	7,410	170,359
Net Position			
Unrestricted	1,212,529	88,990	1,301,519
Total net position	$ 1,212,529	$ 88,990	$ 1,301,519

Combining Statement of Revenues, Expenses and Changes in Fund Net Position -
Internal Service Funds
Year Ended December 31, 2025

	Health Insurance Fund	Dental Insurance Fund	Total
Operating Revenues			
Premiums	$ 2,654,684	$ 111,625	$ 2,766,309
Total operating revenues	2,654,684	111,625	2,766,309
Operating Expenses			
General government	2,663,776	104,092	2,767,868
Total operating expenses	2,663,776	104,092	2,767,868
Operating income (loss)	(9,092)	7,533	(1,559)
Nonoperating Revenues			
Investment income	56	6	62
Total nonoperating revenues	56	6	62
Change in net position	(9,036)	7,539	(1,497)
Net Position, Beginning	1,221,565	81,451	1,303,016
Net Position, Ending	$ 1,212,529	$ 88,990	$ 1,301,519

Combining Statement of Cash Flows
Internal Service Funds
Year Ended December 31, 2025

	Health Insurance Fund	Dental Insurance Fund	Total
Cash Flows From Operating Activities			
Received from other funds	$ 2,661,729	$ 108,452	$ 2,770,181
Paid to suppliers for goods and services	(2,541,856)	(102,280)	(2,644,136)
Net cash flows from operating activities	119,873	6,172	126,045
Cash Flows From Investing Activities			
Investment income	3,968	6	3,974
Net cash flows from investing activities	3,968	6	3,974
Net change in cash and cash equivalents	123,841	6,178	130,019
Cash and Cash Equivalents, Beginning	1,175,736	87,049	1,262,785
Cash and Cash Equivalents, Ending	$ 1,299,577	$ 93,227	$ 1,392,804
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities			
Operating income (loss)	$ (9,092)	$ 7,533	$ (1,559)
Changes in assets and liabilities:			
Accounts receivable	7,045	(3,173)	3,872
Accounts payable	121,920	1,812	123,732
Net cash flows from operating activities	$ 119,873	$ 6,172	$ 126,045
Noncash Capital and Related Financing Activities			
None			

STATISTICAL SECTON

Statistical Section

This part of the Village of Germantown's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

FINANCIAL TRENDS – Tables 1-4

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

Schedule 1 – Statement of Net Position by Component
Schedule 2 – Changes in Net Position
Schedule 3 – Fund Balances, Governmental Funds
Schedule 4 – Changes in Fund Balances, Total Governmental Funds

REVENUE CAPACITY – Tables 5 - 13

These schedules contain information to help the reader assess the village's most significant local revenue source, the property tax, as well as other significant revenue sources which include the Water and Wastewater utilities.

Schedule 5 – Assessed Value and Estimated Actual Value of Taxable Property
Schedule 6a – Direct and Overlapping Property Tax Rates
Schedule 6b – Full Value Rates for Property Taxes
Schedule 7 – Principal Property Tax Payers, Current and Nine Years Ago
Schedule 8 – Property Tax Levies and Collections
Schedule 9 – Water and Sewer Utility – Customer Count
Schedule 10 – Water Utility Customer Summary
Schedule 11 – Water Utility Customer Rates
Schedule 12 – Sewer Utility Customer Summary
Schedule 13 – Sewer Utility Customer Rates

DEBT CAPACITY – TABLES 14 - 18

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and its ability to issue additional debt in the future

Schedule 14 – Ratio of Outstanding Debt
Schedule 15 – Ratio of General Bonded Debt Outstanding
Schedule 16 – Direct and Overlapping Governmental Activities - Debt
Schedule 17 – Legal Debt Margin
Schedule 18 – Pledged, Revenue Coverage, Water Utility

DEMOGRAPHIC AND ECONOMIC INFORMATION – TABLES 19 - 20

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activity takes place.

Schedule 19 – Demographic and Economic Indicators
Schedule 20 – Principal Employers

OPERATING INFORMATION – TABLES 21 - 24

These schedules contain service and infrastructure data to help the reader understand how the information in the village's financial report relates to the services the Village provides and the activities it performs.

Schedule 21 – Full-time Equivalent Village Governmental Employees by Function/Program
Schedule 22 – Operating Indicators by Function/Program
Schedule 23 – Capital Asset Statistics
Schedule 24 - Building Permits

Village of Germantown, Wisconsin

Table 1

Statement of Net Position by Component
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net Investment in Capital Assets	$ 60,795,354	$ 61,320,322	$ 63,517,774	$ 50,214,659	$ 51,110,687	$ 48,328,444	$ 48,158,074	$ 54,787,995	$ 57,300,653	$ 52,779,442
Restricted	3,583,936	3,769,624	7,099,431	8,427,395	8,078,617	6,359,103	7,624,322	1,121,917	1,664,139	2,296,578
Unrestricted (deficit)	832,027	1,140,960	(3,409,299)	(956,878)	(569,318)	3,089,333	3,269,026	3,391,602	(1,656,367)	3,219,800
Total governmental activities net position	$ 65,211,317	$ 66,230,906	$ 67,207,906	$ 57,685,176	$ 58,619,986	$ 57,776,880	$ 59,051,422	$ 59,301,514	$ 57,308,425	$ 58,295,820
Business-type activities										
Net Investment in Capital Assets	$ 61,295,788	$ 62,989,153	$ 65,361,924	$ 78,049,973	$ 81,489,275	$ 83,171,587	$ 88,124,204	$ 90,971,002	$ 94,289,282	$ 92,208,228
Restricted	645,764	743,773	995,012	843,130	1,039,625	1,239,803	1,791,396	1,566,295	1,628,095	1,591,538
Unrestricted	9,064,837	10,106,271	10,476,978	6,960,330	8,440,543	7,541,666	5,891,376	5,941,688	6,240,315	7,035,607
Total business-type activities net position	$ 71,006,389	$ 73,839,197	$ 76,833,914	$ 85,853,433	$ 90,969,443	$ 91,953,056	$ 95,806,976	$ 98,478,985	$ 102,157,692	$ 100,835,373
Primary Government										
Net Investment in Capital Assets	$ 120,306,059	$ 122,530,058	$ 127,106,149	$ 117,112,540	$ 121,288,574	$ 119,899,852	$ 125,014,112	$ 134,886,983	$ 137,333,850	$ 131,343,299
Restricted	4,229,700	4,513,397	8,094,443	9,270,525	9,108,876	7,598,906	9,415,718	2,688,212	3,292,234	3,888,116
Unrestricted	11,681,947	13,026,648	8,841,228	17,155,544	19,191,979	22,231,178	20,428,568	20,205,304	18,840,033	23,899,778
Total primary government net position	$ 136,217,706	$ 140,070,103	$ 144,041,820	$ 143,538,609	$ 149,589,429	$ 149,729,936	$ 154,858,398	$ 157,780,499	$ 159,466,117	$ 159,131,193

Village of Germantown, Wisconsin
Changes in Net Position
(Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 2

Expenses	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
General government	$ 1,918,870	$ 1,938,952	$ 2,256,248	$ 2,346,685	$ 2,274,859	$ 2,248,710	$ 3,112,666	$ 2,485,859	$ 3,160,069	$ 3,637,663
Public safety	7,481,578	7,676,429	7,533,662	8,726,125	9,000,638	8,780,094	9,309,120	11,435,535	10,982,074	13,488,906
Public works	7,675,764	6,116,561	6,666,616	6,272,516	6,594,467	6,764,199	6,105,881	7,472,877	9,074,268	8,789,098
Culture and recreation	2,848,306	3,026,746	2,771,168	3,449,790	2,785,669	3,196,023	3,786,339	4,024,338	3,898,250	4,383,223
Conservation and development	2,530,367	857,765	866,765	3,512,552	397,732	846,510	3,236,532	1,299,870	698,071	1,789,217
Interest & Fiscal charges	686,590	616,440	738,532	1,259,148	1,174,644	1,117,353	1,941,603	2,467,921	2,549,526	2,895,989
Total governmental activities expense	$ 23,141,475	$ 20,232,893	$ 20,832,991	$ 25,566,816	$ 22,228,009	$ 22,952,889	$ 27,492,141	$ 29,186,400	$ 30,362,258	$ 34,984,096
Business-type activities										
Water	$ 1,966,798	$ 2,038,214	$ 2,458,849	$ 2,489,113	$ 2,799,258	$ 3,015,449	$ 2,963,851	$ 3,529,576	$ 4,034,181	$ 4,745,065
Sewer	6,306,500	6,357,603	6,375,078	6,662,354	6,731,541	7,254,399	6,950,114	8,663,680	8,998,771	8,300,477
Total business-type activities expenses	$ 8,273,298	$ 8,395,817	$ 8,833,927	$ 9,151,467	$ 9,530,799	$ 10,269,848	$ 9,913,965	$ 12,193,256	$ 13,032,952	$ 13,045,542
Total primary government expenses	$ 31,414,773	$ 28,628,710	$ 29,666,918	$ 34,718,283	$ 31,758,808	$ 33,222,737	$ 37,406,106	$ 41,379,656	$ 43,395,210	$ 48,029,638
Program Revenues										
Governmental activities	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Charges for Services										
General government	$ 311,203	$ 311,761	$ 315,859	$ 325,465	$ 346,151	$ 368,246	$ 460,997	$ 489,812	$ 600,577	$ 564,669
Public safety	965,276	1,275,353	1,397,782	1,315,857	1,187,869	1,658,552	1,721,568	1,973,432	1,793,205	1,936,827
Public works	149,461	252,721	200,438	297,828	188,832	300,450	418,564	281,047	234,166	300,832
Culture and recreation	1,112,829	1,142,084	1,192,086	1,154,392	575,135	897,056	1,062,539	1,282,634	1,375,479	1,583,011
Conservation and development	10,380	18,511	15,495	36,055	21,826	40,480	26,748	-	-	
Operating grants and contributions	1,457,476	1,576,491	1,699,437	1,702,665	2,161,563	1,937,524	2,444,297	1,888,029	2,332,790	2,628,905
Capital grants and contributions	483,058	576,089	191,928	2,337,668	3,587,224	234,853	3,919,499	377,664	1,815,372	2,531,907
Total governmental activities program revenues	$ 4,489,683	$ 5,153,010	$ 5,013,025	$ 7,169,930	$ 8,068,600	$ 5,437,161	$ 10,054,212	$ 6,292,618	$ 8,151,589	$ 9,546,151
Business-type activities										
Charges for services:										
Water and Sewer	$ 9,267,041	$ 9,047,483	$ 9,022,428	$ 9,137,423	$ 9,325,282	$ 9,448,863	$ 10,607,319	$ 11,147,218	$ 11,102,846	$ 10,829,382
Operating Grants and contributions	-	-	-	-	-	-	-	1,045,111	458,929	-
Capital Grants and contributions	2,288,166	2,622,069	3,176,798	334,058	4,653,886	873,505	3,928,456	2,679,996	1,227,896	673,539
Total business-type activities program revenues	$ 11,555,207	$ 11,669,552	$ 12,199,226	$ 9,471,481	$ 13,979,168	$ 10,322,368	$ 14,535,775	$ 13,827,214	$ 12,330,742	$ 11,502,921
Total primary government program revenues	$ 16,044,890	$ 16,822,562	$ 17,212,251	$ 16,641,411	$ 22,047,768	$ 15,759,529	$ 24,589,987	$ 20,119,832	$ 20,482,331	$ 21,049,072
Net (Expense) Revenue										
Governmental Activities	$ (18,651,792)	$ (15,079,883)	$ (15,819,966)	$ (18,396,886)	$ (14,159,409)	$ (17,515,728)	$ (17,437,929)	$ (22,893,782)	$ (22,210,669)	$ (25,437,945)
Business-type Activities	3,281,909	3,273,735	3,365,299	320,014	4,448,369	52,520	4,621,810	2,679,069	(243,281)	(1,542,621)
Total Primary government net expense	$ (15,369,883)	$ (11,806,148)	$ (12,454,667)	$ (18,076,872)	$ (9,711,040)	$ (17,463,208)	$ (12,816,119)	$ (20,214,713)	$ (22,453,950)	$ (26,980,566)
General Revenues and Other Changes in Net Position	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental Activities:										
Property Taxes	$ 13,658,505	$ 14,068,807	$ 14,350,784	$ 14,788,438	$ 13,594,521	$ 16,209,160	$ 16,576,441	$ 18,950,799	$ 20,143,410	$ 23,077,698
Intergovernmental revenues	1,033,149	1,048,796	1,038,481	1,140,617	1,131,771	1,237,514	1,220,875	1,190,076	1,958,178	1,966,049
Investment income (loss)	120,496	140,275	349,865	661,932	274,353	(41,725)	(26,902)	2,021,384	977,947	606,232
Other	352,951	289,740	475,217	712,568	610,932	141,918	315,747	359,142	569,515	672,482
Transfers	513,500	551,854	582,619	(8,429,399)	(517,358)	(874,245)	626,310	622,473	(3,431,470)	102,879
Total General Revenues Government Activities	$ 15,678,601	$ 16,099,472	$ 16,796,966	$ 8,874,156	$ 15,094,219	$ 16,672,622	$ 18,712,471	$ 23,143,874	$ 20,217,580	$ 26,425,340
Business-type Activities:										
Investment Income (Loss)	$ 53,570	$ 72,534	$ 141,804	$ 253,039	$ 147,379	$ 28,769	$ (213,829)	$ 584,266	$ 471,003	$ 304,549
Other	-	38,333	70,233	17,067	2,904	28,069	72,249	31,147	19,515	18,632
Transfers	(513,500)	(551,854)	(582,619)	8,429,399	517,358	874,245	(626,310)	(622,473)	3,431,470	(102,879)
Total General Revenues Business-type Activities	$ (459,930)	$ (440,987)	$ (370,582)	$ 8,699,505	$ 667,641	$ 931,083	$ (767,890)	$ (7,060)	$ 3,921,988	$ 220,302
Total Primary Government	$ 15,218,671	$ 15,658,485	$ 16,426,384	$ 17,573,661	$ 15,761,860	$ 17,603,705	$ 17,944,581	$ 23,136,814	$ 24,139,568	$ 26,645,642
Change in Net Position										
Governmental Activities	$ (2,973,191)	$ 1,019,589	$ 977,000	$ (9,522,730)	$ 934,810	$ (843,106)	$ 1,274,542	$ 250,092	$ (1,993,089)	$ 987,395
Business-type Activities	2,821,979	2,832,748	2,994,717	9,019,519	5,116,010	983,603	3,853,920	2,672,009	3,678,707	(1,322,319)
Total Primary Government	$ (151,212)	$ 3,852,337	$ 3,971,717	$ (503,211)	$ 6,050,820	$ 140,497	$ 5,128,462	$ 2,922,101	$ 1,685,618	$ (334,924)

Village of Germantown, Wisconsin

Fund Balances, Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 3

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	$ 16,035	$ 15,094	$ 892	$ 6,350	$ 4,063	$ 274,842	$ 78,175	$ 277,234	$ 96,109	$ 450,209
Assigned - payment in lieu of taxes	513,500	551,794	582,619	615,086	675,875	640,452	626,310	622,473	650,242	770,758
Assigned - subsequent budget	-	-	-	-	-	107,000	-	255,000	-	-
Assigned - carryovers	332,882	410,381	1,006,787	1,041,618	-	217,200	-	-	-	34,900
Assigned - tourism	-	-	-	-	-	46,798	137,769	148,376	155,427	69,981
Unassigned	4,454,981	5,175,649	5,902,819	6,764,197	7,985,393	7,435,017	6,772,839	5,076,276	5,113,221	4,723,439
Total general fund	$ 5,317,398	$ 6,152,918	$ 7,493,117	$ 8,427,251	$ 8,665,331	$ 8,721,309	$ 7,615,093	$ 6,379,359	$ 6,014,999	$ 6,049,287
All Other Governmental Funds										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,453,151	$ -	$ -
Restricted	4,295,658	5,099,024	7,639,463	9,563,937	8,417,392	4,109,136	29,167,182	4,428,840	3,558,528	6,554,756
Committed	202,586	240,085	236,930	246,867	164,467	160,249	53,695	49,539	71,623	89,162
Assigned	1,558,510	1,103,233	1,204,633	2,024,961	2,572,186	2,184,371	5,604,543	3,224,952	-	3,946,175
Unassigned (Deficit)	-	(21,313)	(2,247,931)	-	-	(89,376)	(773,000)	(4,057,862)	(3,982,630)	(4,014,533)
Total all other governmental funds	$ 6,056,754	$ 6,421,029	$ 6,833,095	$ 11,835,765	$ 11,154,045	$ 6,364,380	$ 34,052,420	$ 7,098,620	$ (352,479)	$ 6,575,560
Total fund balance, governmental funds	$ 11,374,152	$ 12,573,947	$ 14,326,212	$ 20,263,016	$ 19,819,376	$ 15,085,689	$ 41,667,513	$ 13,477,979	$ 5,662,520	$ 12,624,847

Note: *Fluctuations in all other governmental fund balance, reserved and unreserved amounts, primarily reflect financing, construction in progress and completion of capital projects.*

Source: *Annual Comprehensive Financial Reports*

Village of Germantown, Wisconsin

Changes in Fund Balances, Total Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 4

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	$ 13,670,499	$ 14,046,681	$ 14,355,563	$ 14,819,885	$ 13,901,632	$ 16,209,535	$ 16,396,682	$ 18,927,558	$ 20,178,991	$ 23,040,134
Special Assessments	514,964	4,685	4,685	4,685	4,685	4,685	75	388	50	-
Intergovernmental	2,473,891	2,472,247	2,619,652	2,737,156	3,992,540	3,160,660	3,535,762	3,981,044	5,896,805	6,426,004
Regulation and compliance	838,034	1,106,195	1,260,905	1,213,418	994,265	1,233,622	1,379,642	1,614,921	1,205,015	1,192,373
Public charges for services	1,821,522	2,118,968	2,048,383	2,126,483	1,353,349	1,944,207	2,253,680	2,184,247	2,440,502	2,786,900
Intergovernmental charges	-	-	-	-	-	140,960	116,065	149,734	119,147	173,635
Investment income (loss)	113,796	129,117	335,595	627,582	254,951	(46,183)	(26,915)	2,021,298	977,896	606,170
Miscellaneous	157,046	306,463	391,515	560,462	399,224	137,770	196,987	251,329	606,971	962,874
Total Revenues	$ 19,589,752	$ 20,184,356	$ 21,016,298	$ 22,089,671	$ 20,900,646	$ 22,785,256	$ 23,851,978	$ 29,130,519	$ 31,425,377	$ 35,188,090
Expenditures										
General Government	$ 1,508,556	$ 1,569,231	$ 1,788,157	$ 1,790,207	$ 1,794,383	$ 1,905,457	$ 2,515,252	$ 2,124,270	$ 2,657,997	$ 2,899,919
Public Safety	6,660,795	6,585,299	6,783,189	7,610,502	8,048,380	8,596,049	9,651,729	10,668,016	10,829,431	12,264,551
Public Works	3,446,015	3,495,816	3,337,652	3,768,610	3,674,213	4,046,612	3,648,296	3,792,533	3,738,691	3,968,104
Culture and recreation	2,625,584	2,642,790	2,798,834	2,833,489	2,468,120	2,764,785	3,385,038	3,378,358	3,361,019	3,608,786
Conservation and development	476,696	431,709	889,444	3,457,543	379,071	538,715	3,408,138	2,892,111	1,863,412	873,246
Capital Outlay	7,500,467	3,166,307	5,126,579	11,236,855	5,737,627	8,825,313	11,479,297	28,479,026	15,426,980	10,689,133
Debt Service										
Principal	6,560,000	3,855,000	3,910,000	5,150,000	2,740,000	3,525,000	3,520,000	4,110,000	4,275,000	4,795,000
Interest and fiscal charges	670,932	595,302	590,517	838,707	1,176,399	1,191,553	1,252,977	2,432,945	2,625,137	2,693,817
Debt issuance costs	68,698	54,801	127,140	355,064	65,684	67,687	617,223	65,267	128,723	226,006
Total Expenditures	$ 29,517,743	$ 22,396,255	$ 25,351,512	$ 37,040,977	$ 26,083,877	$ 31,461,171	$ 39,477,950	$ 57,942,526	$ 44,906,390	$ 42,018,562
Excess (Deficiency) of Revenues Over Expenditures	$ (9,927,991)	$ (2,211,899)	$ (4,335,214)	$ (14,951,306)	$ (5,183,231)	$ (8,675,915)	$ (15,625,972)	$ (28,812,007)	$ (13,481,013)	$ (6,830,472)
Other Financing Sources (Uses):										
Proceeds of leases	$ -	$ -	$ 32,384	$ 223,328	$ -	$ -	$ -	$ -	$ -	$ -
Issuance of general obligation notes	2,670,000	2,805,000	5,275,000	19,325,000	3,875,000	3,165,000	38,485,000	-	4,695,000	12,710,000
Issuance of refunding debt	1,665,000	-	-	-	-	-	1,435,000	-	-	-
Premium on long-term debt	145,016	54,900	197,476	724,696	188,716	136,776	1,661,486	-	320,312	312,041
Transfers in	2,893,674	2,640,998	2,544,721	4,321,735	2,100,631	2,073,678	2,277,411	4,392,949	6,562,074	800,029
Transfers out	(2,380,174)	(2,089,204)	(1,962,102)	(3,706,649)	(1,424,756)	(1,433,226)	(1,651,101)	(3,770,476)	(5,911,832)	(29,271)
Total Other Financing Uses	$ 4,993,516	$ 3,411,694	$ 6,087,479	$ 20,888,110	$ 4,739,591	$ 3,942,228	$ 42,207,796	$ 622,473	$ 5,665,554	$ 13,792,799
Net Change in Fund Balances	$ (4,934,475)	$ 1,199,795	$ 1,752,265	$ 5,936,804	$ (443,640)	$ (4,733,687)	$ 26,581,824	$ (28,189,534)	$ (7,815,459)	$ 6,962,327
Debt Service as a percentage of noncapital expenditures	32.53%	22.89%	22.02%	23.02%	15.01%	14.99%	12.09%	11.29%	15.37%	21.55% (1)

Note: *The village began to report accrual information when it implemented GASB Statement #34 in fiscal year 2003*
2007 includes Governmental activities capitalized infrastructure assets prior to 2003

Total noncapital expenditures include reconciling items found on page 8 of the ACFR

(1) Capital Outlay ($10,689,133) less items not capitalized ($3,420,739)

used to obtain percentage of noncapital expenditures $7,268,394

Village of Germantown, Wisconsin Table 5

Assessed Value and Estimated Actual Value of Taxable Property

Last Ten Fiscal Years

Fiscal Year Ended December 31,	Real Property		Personal Property		Total		Village Total Direct Tax Rate	Ratio of Assessed to Equalized
	Assessed	Equalized Value	Assessed	Equalized Value	Assessed	Equalized Value		
2016	2,426,870,700	2,438,914,100	63,628,000	62,965,700	2,490,498,700	2,501,879,800	0.497	99.55%
2017	2,454,515,300	2,516,333,300	60,932,600	61,146,600	2,515,447,900	2,577,479,900	0.504	97.59%
2018	2,476,606,300	2,658,086,800	35,710,000	40,689,800	2,512,316,300	2,698,776,600	0.515	93.09%
2019	2,759,477,500	2,766,490,000	44,376,500	41,481,400	2,803,854,000	2,807,971,400	0.468	99.85%
2020	2,809,976,700	2,851,806,800	45,792,500	48,985,500	2,855,769,200	2,900,792,300	0.498	98.45%
2021	2,870,840,800	3,110,411,200	44,080,300	47,583,300	2,914,921,100	3,157,994,500	0.457	92.30%
2022	2,914,956,200	3,506,395,700	41,050,500	48,848,200	2,956,006,700	3,555,243,900	0.459	83.14%
2023	2,997,697,800	3,877,743,000	40,453,300	51,446,400	3,038,151,100	3,929,189,400	0.453	77.32%
2024	4,205,520,900	4,195,679,600	-	-	4,205,520,900	4,195,679,600	0.455	100.23%
2025	4,299,021,000	4,424,654,900	-	-	4,299,021,000	4,424,654,900	0.460	97.16%

All equalized valuations of property in the State of Wisconsin are determined by the State of WI, Department of Revenue, Supervisor of Assessment Office. Equalized valuations are the State's estimate of full market value.

The State determines assessed valuation of all manufacturing property in the State. Assessed valuations of residential and commercial property are determined by local assessors. New and improved residential and commercial property located within the Village are assessed annually by the local assessor. At hearings held each year a taxpayer may appeal the assessments of his property to the Board of Review of the local municipality.
The Board of Review consists of local assessors, local officials, and citizen appointees. The assessors do not have a vote on final determinations.

The State's full value law mandates that all assessable property in the State be valued by 100% of market value. Statutes, case law, and administrative rules require that each major class of property (except agricultural property) be kept within 10% of that full value at least once in the past four years. Village wide revaluations are then undertaken

Village of Germantown, Wisconsin

Direct and Overlapping Property Tax Rates (per $1,000 of assessed value), before State School Credits
Last Ten Fiscal Years

Fiscal Year Ended December 31,	Village Direct Rates				Overlapping Rates				Total Tax Levy
	Basic	Debt Service	Capital Projects	Total Tax Rate	Germantown School District	Washington County	Milwaukee Area Technical College	State of Wisconsin	
2016	3.94	1.03	0.00	4.97	8.79	2.59	1.27	0.17	18.35
2017	3.92	1.12	0.00	5.04	9.13	2.55	1.29	0.00	17.78
2018	4.00	1.15	0.00	5.15	10.00	2.57	1.32	0.00	19.04
2019	3.64	1.04	0.00	4.68	9.62	2.30	1.18	0.00	17.78
2020	3.70	1.28	0.00	4.98	10.04	2.27	1.17	0.00	18.46
2021	3.64	1.26	0.00	4.90	9.86	2.23	1.09	0.00	18.09
2022	3.63	1.64	0.00	5.27	9.49	2.05	1.03	0.00	17.85
2023	3.88	1.69	0.00	5.57	10.62	2.04	1.08	0.00	19.31
2024	3.30	1.24	0.00	4.54	8.18	1.51	0.80	0.00	15.03
2025	3.25	1.22	0.00	4.47	8.15	1.40	0.76	0.00	14.78

Source: Village of Germantown Finance Department, Assessors Department and Village records

Village of Germantown, Wisconsin

Full Value Rates for Property Taxes expressed in dollars per $1,000 of ***equalized value*** *(excluding TIF)*
Last Ten Fiscal Years

Year Levied Tax Collected	Local	Schools [1]	County	Other [2]	Total Full Value Effective Rate [3]
2016/17	4.94	10.01	2.58	0.18	16.87
2017/18	4.92	10.17	2.49	0.00	17.58
2018/19	4.79	10.54	2.39	0.00	17.72
2019/20	4.68	10.79	2.29	0.00	17.76
2020/21	4.98	11.21	2.27	0.00	18.46
2021/22	4.90	10.52	2.23	0.00	18.09
2022/23	5.52	9.41	2.15	0.00	17.08
2023/24	5.57	9.69	2.04	0.00	17.30
2024/25	4.93	9.75	1.64	0.00	16.32
2025/26	4.47	8.91	1.40	0.00	14.78

1 The Schools tax rate reflects the composite rate of all local school districts and the technical college districts

2 Includes the state reforestation tax which is apportioned to each county on the basis of its full value
Counties, in turn, apportion the tax to the tax districts within their borders on the basis of full value.
It also includes any tax increment and taxes levied for special purpose districts such as metropolitan
sewerage districts, sanitary districts, and public inland lake protection districts.
State property taxes were eliminated in the State's budget starting 2017

3 Property tax less state property tax credit (not including lottery credit).

Principal Property Tax Payers
Current Year and Nine Years Ago

	2025		2016	
Taxpayer	Equalized Value	Percentage Village's Total Equalized Value	Equalized Value	Percentage Village's Total Equalized Value
EXETER HOLY HILL LP	$ 51,190,000	1.19%		
WIGTNI 01 GOOD GATEWAY COURT LLC	$ 38,037,000	0.88%		
TI INVESTORS OF GERMANTOWN II LLC	$ 36,113,000	0.84%		
MMOF IV GERMANTOWN WI LLC	$ 31,509,600	0.73%		
HEATHER LAKE LLC	$ 30,980,100	0.72%		
CQ WI 2021 LLC	$ 28,722,900	0.67%		
F STREET GERMANTOWN LLC	$ 26,954,200	0.63%		
HERITAGE PLACE JOINT VENTURE LLC	$ 25,201,500	0.59%		
NM GL II LLC	$ 22,754,600	0.53%		
FULTON DRIVE INVESTMENTS LLC	$ 22,399,500	0.52%		
GERMANTOWN SENTINEL			$ 17,871,600	0.72%
AIRGAS SAFETY INC			$ 16,849,800	0.68%
GERMANTOWN MERIDIAN; WAL-MART			$ 15,077,900	0.61%
CAMBRIDGE MAJOR LABORATORIES INC			$ 14,489,000	0.58%
GABLES HIMMEL PROPERTY LLC			$ 13,630,700	0.55%
PROP STONEHEDGE; JOHN BARNES			$ 9,597,400	0.39%
GEHL FOODS LLC			$ 9,229,300	0.37%
STAG GERMANTOWN LLC			$ 9,142,300	0.37%
RC APARTMENTS LLC			$ 8,846,800	0.36%
G TOWN PROPERTIES			$ 8,736,200	0.35%
Total	$ 313,862,400	7.30%	$ 123,471,000	4.96%

Source: *Village of Germantown Finance Department, Assessors Department and Village records*

a) Total Equalized Value January 1, 2025 *$ 4,299,021,000*
b) Total Equalized Value January 1, 2016 *$ 2,490,498,700*

Village of Germantown, Wisconsin
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended December 31,	Taxes Levied for the Fiscal Year	Collected within the Fiscal year of the Levy [1]		Collection in Subsequent Years [2]	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	44,292,776	33,949,559	76.65%	10,340,980	44,290,539	99.99%
2017	45,309,491	34,975,793	77.19%	10,333,698	45,309,491	100.00%
2018	47,835,308	36,589,120	76.49%	11,243,534	47,832,654	99.99%
2019	49,860,820	43,632,653	87.51%	6,223,177	49,855,831	99.99%
2020	52,720,273	40,255,818	76.36%	12,440,984	52,696,802	99.96%
2021	52,734,005	35,736,400	67.77%	16,962,823	52,699,223	99.93%
2022	55,335,103	36,560,678	66.07%	18,718,287	55,278,965	99.90%
2023	58,687,021	19,515,406 [3]	33.25%	39,048,310	58,563,716	99.79%
2024	63,220,677	26,763,761 [3]	42.33%	29,323,817	56,087,578	88.72%
2025	65,415,853	31,930,075 [3]	48.81%	25,546,151	57,476,226	87.86%

Source: Village Finance Department

Notes: Amounts collected include Village of Germantown and all other taxing bodies which make up the total levy.

[1] *The amount shown is net of the State Tax Credit*

[2] *Current state law requires counties to pay 100% of the real property taxes levied to cities, villages, towns, school districts and other taxing authorities on or about August 20 of the collection year*
Personal Property is collected by municipality

[3] *Amounts reported years prior to 2023 include collections in January of the fiscal year which related to levies from the prior year. The amounts reported for 2023 and onward consist of only collections made against the current levy as reported on the January Settlement.*

Village of Germantown, Wisconsin Table 9

Water & Sewer Utility - Customer Count

Last Ten Fiscal Years

Function/Program	2016*	2017*	2018*	2019*	2020*	2021*	2022*	2023*	2024*	2025*
Water and Sewer										
Number of Water Customers	5,460	5,464	5,477	5,493	5,550	6,257	5,950	5,678	5,821	5,828
Average Daily Water Consumption (gallons)	1,526,655	1,479,211	1,596,058	1,404,405	1,794,811	1,802,378	1,831,030	1,757,548	1,737,887	1,716,923
Number of Sewer Customers	5,696	5,705	5,715	5,734	6,254	5,845	6,079	5,902	5,932	5,943

* fluctuation in consumption due to a large water user with its own water source, periodically uses Village water, in prior years they had a problem with their pumping system and used Village water source as primary.

Village of Germantown, Wisconsin

Water Utility Customer Summary

Last Ten Fiscal Years

Table 10

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Number of customers										
Residential	4,857	4,865	4,868	4,878	4,898	4,957	5,294	5,034	5,143	5,181
Res - Multi-Family	108	108	109	110	141	141	145	147	149	122
Commercial	450	466	455	459	462	465	454	448	470	473
Industrial	22	22	22	23	26	26	24	25	25	25
Public	23	23	23	23	23	25	24	24	34	34
Total	5,460	5,484	5,477	5,493	5,550	5,614	5,941	5,678	5,821	5,835
Gallons (thousands)										
Residential	262,740	255,115	249,242	242,644	248,957	242,287	241,058	258,972	241,955	243,416
Res - Multi-Family	49,760	49,659	51,029	50,407	77,153	82,109	55,748	62,921	55,103	49,281
Commercial	126,118	128,166	128,235	127,015	117,846	125,878	118,982	142,259	123,151	121,341
Industrial*	134,939	96,416	144,840	82,754	203,066	281,292	185,523	179,538	108,077	108,232
Public	8,877	10,556	9,215	9,788	8,084	8,447	11,925	11,217	9,950	11,734
Total	582,434	539,912	582,561	512,608	655,106	740,013	613,236	654,907	538,236	534,004

* Variations in Industrial water usage due to large use customer that have their own water source, uses Village water for peak demand

Village of Germantown, Wisconsin Table 11

Water Utility Customer Rates

Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024*	2025
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 19.35	$ 19.35	$ 21.00	$ 21.00
3/4 inch meter	15.27	15.27	15.27	15.27	15.27	15.27	19.35	19.35	21.00	21.00
1 inch meter	25.46	25.46	25.46	25.46	25.46	25.46	32.28	32.28	33.00	33.00
1 1/4 inch meter	35.01	35.01	35.01	35.01	35.01	35.01	44.04	44.04	45.00	45.00
1 1/2 inch meter	44.56	44.56	44.56	44.56	44.56	44.56	56.46	56.46	57.00	57.00
2 inch meter	66.84	66.84	66.84	66.84	66.84	66.84	84.69	84.69	87.00	87.00
3 inch meter	111.39	111.39	111.39	111.39	111.39	111.39	141.00	141.00	141.00	141.00
4 inch meter	171.87	171.87	171.87	171.87	171.87	171.87	219.00	219.00	219.00	219.00
6 inch meter	318.24	318.24	318.24	318.24	318.24	318.24	405.00	405.00	405.00	405.00
8 inch meter	490.14	490.14	490.14	490.14	490.14	490.14	621.00	621.00	621.00	621.00
10 inch meter	716.11	716.11	716.11	716.11	716.11	716.11	909.00	909.00	909.00	909.00
12 inch meter	945.26	945.26	945.26	945.26	945.26	945.26	1,200.00	1,200.00	1,200.00	1,200.00
Volume rate (per 1,000 gallons)										
First 100,000 gallons	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 4.15	$ 4.15	$ 4.35	$ 4.35
Next 900,000 gallons	1.97	1.97	1.97	1.97	1.97	1.97	3.60	3.60	3.92	3.92
Over 1,000,000 gallons	1.67	1.67	1.67	1.67	1.67	1.67	3.03	3.03	3.29	3.29
Public Fire Protection										
Annual service charge to the Village of Germantown	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,430	$ 537,430	$ 537,430	$ 537,430
Private Fire Protection										
Quarterly Service Charge										
2 inch or smaller connection	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00
3 inch connection	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
4 inch connection	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00
6 inch connection	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00
8 inch connection	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00
10 inch connection	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
12 inch connection	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
14 inch connection	-	-	-	-	-	-	486.00	486.00	486.00	486.00
16 inch connection	-	-	-	-	-	-	600.00	600.00	600.00	600.00

*Rate Increase effective 12/15/2024

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin

Table 12

Sewer Utility Customer Summary

Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Number of customers										
Residential	4,574	4,578	4,581	4,590	5,557	5,894	5,388	5,417	5,449	5,453
Commercial	1,070	1,075	1,082	1,090	647	744	417	432	433	440
Industrial	31	31	31	33	22	26	25	30	26	26
Public	21	21	21	21	28	25	32	23	24	24
Total	5,696	5,705	5,715	5,734	6,254	6,689	5,862	5,902	5,932	5,943
Gallons (thousands)										
Residential	249,473	241,242	235,810	228,968	347,640	242,287	295,942	272,779	260,719	273,542
Commercial	161,433	166,929	173,678	173,257	109,593	125,878	132,788	93,285	95,039	86,885
Industrial	272,429	246,822	228,266	242,273	242,319	281,992	247,928	318,738	332,070	266,630
Public	8,022	10,669	7,230	7,178	7,239	8,447	12,322	8,167	8,404	9,905
Total	691,357	665,662	644,984	651,676	706,791	658,604	688,980	692,969	696,232	636,962

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin Table 13

Sewer Utility Customer Rates

Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024*	2025
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 41.61	$ 41.61
3/4 inch meter	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	41.61	41.61
1 inch meter	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02	76.98	76.98
1 1/2 inch meter	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02	106.10	106.10
2 inch meter	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02	137.30	137.30
3 inch meter	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	210.11	210.11
4 inch meter	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06	376.54	376.54
6 inch meter	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08	615.76	615.76
Volume rate (per 1,000 gallons)										
All Classes										
Residential Only	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 7.190	$ 7.190
Commercial, Industrial, Public	8.641	8.641	8.641	8.641	8.641	8.641	8.641	$ 8.641	$ 8.990	$ 8.990
General Unmetered Service										
Flat rate	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$162.75	$162.75	$169.23	$169.23
based on avg. usage (gal.)/qtr.	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750

*Rate Increase effective 12/15/2024

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin

Ratio of Outstanding Debt

Last Ten Fiscal Years

Table 14

	Governmental Activities				Business-type Activities					
Fiscal Year Ended December 31,	General Obligation Bonds	General Obligation Notes	Refunding Bonds	Lease Liabilities	Water Utility Revenue Bonds	Water Utility General Obligation Bonds and Notes	Sewer Utility General Obligation Bonds and Notes	Total Primary Government	Debt per Capita	Population
2016	$ 5,740,000	$14,250,000	$ 5,695,028	$ 65,933	$ 1,211,390	$ -	$ -	$ 26,962,351	$ 1,348	$ 20,008
2017	5,634,023	15,076,468	3,920,557	31,919	1,114,042	-	-	25,777,009	1,291	19,965
2018	8,117,980	15,336,256	2,663,539	31,227	1,015,697	-	-	27,164,699	1,346	20,183
2019	24,859,045	16,046,449	-	151,004	911,329	-	3,108,110	45,075,937	2,189	20,590
2020	24,815,852	16,139,667	-	113,254	800,911	-	2,912,754	44,782,438	2,141	20,917
2021	24,162,058	17,557,899	-	75,503	689,413	-	2,792,398	45,277,271	2,163	20,934
2022	57,900,077	21,696,320	-	-	4,594,300	4,696,014	7,754,359	96,641,070	4,599	21,015
2023	56,464,869	18,775,848	-	-	4,336,424	4,369,313	7,277,339	91,223,793	4,275	21,339
2024	59,439,659	16,289,273	-	-	4,047,094	5,470,752	6,950,318	92,197,096	4,309	21,395
2025	69,764,449	13,921,373			3,691,565	5,197,818	6,653,298	99,228,503	4,713	21,053

Note: *Balances include debt related refundings, discounts, premiums*
Details regarding the Village's outstanding debt can be found in the notes to the financial statements. Section Note 3 Long Term Obligations
Population trend per US Census Bureau.

Village of Germantown, Wisconsin

Ratio of General Bonded Debt Outstanding Governmental Activities
Last Ten Fiscal years

	General Bonded Debt Outstanding							
Fiscal Year Ended December 31,	General Obligation Bonds	Refunding Bonds	Less: Fund Balance Restricted for Debt Service	Total	Percentage of Long -Term Debt to Equalized Value	Equalized Valuation	Net Long-term Debt per Capita	Population
2016	$ 5,740,000	$ 5,695,028	$ (93,069)	$ 11,341,959	0.45%	$ 2,501,879,800	$ 567	$ 20,008
2017	5,634,023	3,920,557	(138,303)	9,416,277	0.37%	2,577,479,900	472	19,965
2018	8,117,980	2,663,539	(247,137)	10,534,382	0.39%	2,698,776,600	522	20,183
2019	24,859,045	-	(307,704)	24,551,341	0.87%	2,807,971,400	1,192	20,590
2020	24,815,852	-	(375,846)	24,440,006	0.84%	2,900,792,300	1,136	20,934
2021	24,162,058	-	(167,466)	23,994,592	0.76%	3,157,994,500	2,744	21,040
2022	57,900,077	-	(183,975)	57,716,102	1.62%	3,555,243,900	2,678	21,015
2023	56,464,869	-	(286,160)	56,178,709	1.43%	3,929,189,400	2,633	21,339
2024	59,439,659	-	(411,650)	59,028,009	1.41%	4,195,679,600	2,759	21,395
2025	69,764,449	-	(1,024,180)	68,740,269	1.55%	4,424,654,900	3,265	21,053

Note: *Details regarding the Village's outstanding debt can be found in the notes to the financial statements.*

Source: *Population 2013-2019: 2010 U.S. Census*
Population 2020-2022: 2020 U.S. Census
Population 2023-2025: Estimated per US Census Bureau.

Village of Germantown, Wisconsin Table 16

Direct and Overlapping Governmental Activities Debt

As of December 31, 2025

Governmental Unit	2025 Equalized Value	Total G.O. Debt Outstanding	Village EV Percentage of District	Village Proportionate Share
Milwaukee Area Technical College	$ 124,159,514,059	$ 103,725,000	3.56% [1]	$ 3,696,433
Germantown School District	5,612,551,123	60,525,806	78.84%	47,715,522
Washington County	26,921,507,900	33,675,000	16.44%	5,534,618
Subtotal, overlapping debt	$ 156,693,573,082	$ 197,925,806	1.29% [2]	$ 56,946,572
Village Direct Debt	$ 4,424,654,900	$ 92,360,000	100.00%	$ 92,360,000
Village Debt to Equalized Value		290,285,806	2.09% [3]	
Total Direct and overlapping debt				$ 149,306,572
Debt Per Capita Village General Obligation Debt				$ 4,387 [4]
Debt Per Capita Village Share of Overlapping Debt				2,705
				$ 7,092

Source: Financial Officers of the overlapping School Districts and Counties

[1] *Percentage of village equalized value to district equalized value.*

[2] *Percentage of village overlapping debt outstanding to village equalized value*

[3] *Percentage of village outstanding debt to village equalized*

[4] *Population 2025 estimate 21,053 as of October 2025*

Village of Germantown, Wisconsin Table 17

Legal Debt Margin Information

Last Ten Fiscal Years

Legal Debt Margin calculations for Current Fiscal Year	
Equalized Valuation	$ 4,424,654,900
Debt Limit (5% of current equalized value)	221,232,745
Debt applicable to limit - General obligation debt outstanding	92,360,000
Legal Debt margin	$ 128,872,745

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Statutory Debt Limit	$ 125,093,990	$ 128,873,995	$ 134,938,830	$ 140,398,570	$ 145,039,615	$ 157,899,725	$ 177,762,195	$ 196,459,470	$ 209,783,980	$ 221,232,745
Total Net Debt Applicable to limit	25,130,000	24,080,000	25,445,000	42,625,000	43,570,000	43,095,000	88,710,000	83,825,000	84,980,000	92,360,000
Unused Debt Limit	$ 99,963,990	$ 104,793,995	$ 109,493,830	$ 97,773,570	$ 101,469,615	$ 114,804,725	$ 89,052,195	$ 112,634,470	$ 124,803,980	$ 128,872,745
Total Net Debt Applicable to the limit as a percentage of debt limit	20.09%	18.68%	18.86%	30.36%	30.04%	27.29%	49.90%	42.67%	40.51%	41.75%

Village of Germantown, Wisconsin

Pledged - Revenue Coverage - Utility

Last Ten Fiscal Years

Table 18

Fiscal Year Ended December 31,	Water Revenue Bonds									
	Utility Service Charges	Less Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Debt Service Total	Accreted Value	Coverage Expected	Actual Debt Coverage
2016	2,421,804	1,162,583	1,259,221	91,378	45,187	136,565	170,706	1.25	9.22
2017	2,502,002	1,177,808	1,324,194	97,349	42,004	139,353	174,192	1.25	9.50
2018	2,512,691	1,539,529	973,162	98,345	38,535	136,880	171,100	1.25	7.11
2019	2,441,225	1,538,464	902,761	104,368	35,008	139,376	174,220	1.25	6.48
2020	2,594,897	1,768,688	826,209	110,419	31,213	141,632	177,040	1.25	5.83
2021	2,582,257	1,954,084	628,173	111,497	27,145	138,642	173,303	1.25	4.53
2022	3,673,495	1,761,927	1,911,568	243,741	225,182	468,923	586,154	1.25	4.08
2023	4,476,438	2,133,007	2,343,431	279,908	146,449	426,357	532,946	1.25	5.50
2024	3,680,542	2,525,772	1,154,770	346,106	134,535	480,641	600,801	1.25	2.40
2025	3,774,349	3,141,823	632,526	346,106	144,270	490,376	612,970	1.25	1.29

Note: *Details regarding the village's outstanding debt can be found in the notes to the financial statements, Note 3, Long Term Debt, Revenue Debt.*
Operating expenses do not include interest on long term debt, depreciation or amortization expense

Village of Germantown, Wisconsin

Demographic and Economic Indicators
Last Ten Fiscal Years

Fiscal Year Ended December 31,	Estimated Population	Median *Household Income*		Per Capita Personal Income (thous)	Median Age	School Enrollment	Washington County Unemployment Rate
2016	20,008	75,305		36.668	42.2	3,895	3.10%
2017	19,965	79,553		40.404	42.1	3,915	2.20%
2018	20,183	81,846		42.267	42.1	3,907	2.90%
2019	20,590	81,846		42.267	42.1	3,907	2.90%
2020	20,934	81,846	est	42.267	42.1	3,907	2.90%
2021	21,040	94,563	est	42.267	40.1	3,796	2.20%
2022	21,015	94,278	est	45.183	40.1	3,814	1.70%
2023	21,339	101,554	est	48.805	40.1	3,816	2.20%
2024	21,395	104,337	est	52.888	40.1	3,816	2.40%
2025	21,053	100,231	est	53.035	42.3	3,893	2.80%

Note: *Population - Wisconsin Department of Administration, Demographic Services Center estimates, 2010 census*

Source: *US Bureau of Economic Analysis*
Wisconsin Department of Workforce Development, Office of Economic Advisors, per capita income
School Enrollment - WI Dept of Public Instruction, Head Count & Membership
https://apps4.dpi.wi.gov/sfsdw/MembershipFTEReport.aspx
Unemployment - Wisconsin Department of Workforce Development, Division of Workforce Excellence (Washington County) Rates not compiled for individual communities with populations under 25,000, AVG Washington County
https://www.jobcenterofwisconsin.com/wisconomy/query
Census of Population and Housing, and American Community Survey (based on a 5 year estimate)
US Census Bureau

Principal Employers
Current Year and Nine Years Ago

	2025			2016		
Employer	Employees [2]	*Rank*	Percentage of Total Village Population	Employees [1]	*Rank*	Percentage of Total Village Population
MGS MANUFACTURING GROUP	565	1	2.68%	600	2	3.00%
VILLAGE OF GERMANTOWN	532	2	2.53%	372	8	1.86%
J.W. SPEAKER CORP	500	3	2.37%	500	4	2.50%
GEHL FOODS	475	4	2.26%	400	7	2.00%
SCHOOL DISTRICT OF GERMANTOWN	457	5	2.17%	626	1	3.13%
ELLSWORTH ADHESIVES	359	6	1.71%	501	3	2.50%
GKN SINTER METALS	333	7	1.58%			
MOLDMAKERS, INC.	300	8	1.42%	400	6	2.00%
DAVID J FRANK LANDSCAPE CONTRACTING	300	9	1.42%	300	9	1.50%
WAGO CORPORATION	200	10	0.95%			
TECSTAR MANUFACTURING				400	5	2.00%
WEST ROCK				209	10	1.04%
Total	4,021		19.10% [3]	4,308		20.46% [3]

Source:

[1] *Taken from Final Official Statement for General Obligation Promissory Notes and Bonds, Dated April 19, 2016*

[2] *The Village, Data Axle Reference Solutions, written and telephone survey, Wisconsin Manufacturers Register, and the Wisconsin Department of Workforce Development.*

This does not purport to be a comprehensive list, and is based on available date obtained through a survey of individual employers, as well as identified sources. Some employers do not respond to inquires for employment data

[3] *Population - Wisconsin Department of Administration, Demographics Services Center 2016 estimation (20,008) 2025 Estimation (21,053)*

Village of Germantown, Wisconsin Table 21

Full-time Equivalent Village Government Employees by Function/Program

Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government	5.70	5.70	5.70	6.70	6.70	6.70	6.70	6.31	6.31	6.31
Public Safety	57.35	61.35	63.35	69.35	69.35	72.50	73.50	74.00	78.00	92.00
Public Works	17.16	18.16	18.16	18.16	18.16	17.00	17.00	23.23	23.23	23.23
Culture & Recreation	23.75	23.75	23.75	23.75	23.75	23.75	23.75	25.00	25.00	25.00
Conservation & Development	1.90	1.90	1.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90
Water	8.30	8.30	9.05	9.05	9.05	9.05	9.05	9.00	9.00	9.00
Sewer	7.82	7.82	8.12	8.12	8.12	8.12	8.12	7.00	7.00	7.00
Total*	121.98	126.98	130.03	138.03	138.03	140.02	141.02	147.44	151.44	165.44
Total # of W2's	467	422	435	424	424	375	526	391	406	389

Source: *Village of Germantown * Total count equals regular full time and part time personnel, does not include seasonal or recreation programs.*

Utility FTE counts from 2010-2016 were updated in 2017 to reflect salary budget worksheets.

Village of Germantown, Wisconsin
Operating Indicators by Function/Program
Last Ten Fiscal Years

Table 22

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Safety										
Police										
Number of Sworn Officers	31	32	33	33	33	33	34	34	38	42
Number of Citations	2,538	2,201	2,108	2,039	2,039	2,042	2,682	2,569	2,887	2,887
Fire										
Number of Employees - Full Time	4	8	10	16	16	16	16	16	18	28
Number of Employees - Part Time	4	1	1	-	-	-				
Number of Employees - Paid on Call	35	29	23	23	23	23	23	23	23	23
Public Works										
Street Surfacing/Sealcoating (miles)	6.00	9.00	0.36	4.50	4.50	4.50	1.54	20.11	7.00	5.77
Asphalt Resurface/Repairs (miles)	3.86	2.49	2.00	5.02	5.02	5.02	3.46	4.37	4.52	5.72
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Acreage	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50
Library										
Volumes in Collection	149,086	145,823	147,515	148,123	148,123	148,123	145,000	146,696	141,314	136,645
Volumes in Collection - Digital		215,158	203,411	244,739	244,739	244,739	245,344	243,581	64,006	66,852
Water and Sewer										
Number of Water Customers	5,460	5,464	5,477	5,493	5,493	5,493	5,677	5,678	5,821	5,835
Average Daily Water Consumption (gallons)	1,526,655	1,479,211	1,596,058	1,404,405	1,404,405	1,404,405	1,701,898	1,757,548	1,737,887	1,716,923
Number of Sewer Customers	5,696	5,705	5,715	5,734	5,734	5,734	5,862	5,902	5,932	5,943

Note: *Starting in 2017, Digital Library material volume was added*

Village of Germantown, Wisconsin

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years

Table 23

Function/Program	2016	2017	2018*	2019	2020	2021	2022	2023	2024	2025
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	2	2	1	1	1	1	1	1	1	1
Public Works										
Miles of Road (miles)	130.07	130.70	132.65	132.65	132.65	133.42	140.16	140.66	140.95	141.20
Sidewalks (miles)	21.25	22.05	22.86	23.66	24.47	24.47	24.47	24.47	25.07	25.49
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Playgrounds	7	7	7	7	7	7	7	7	7	7
Tennis Courts	13	13	13	13	13	13	13	13	13	13
Sprayqrounds	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Library	1	1	1	1	1	1	1	1	1	1
Water										
Water Mains (miles)	91.77	92.45	94.60	96.89	96.89	96.89	117.07	119.80	120.36	121.75
Fire Hydrants	1,327	1,335	1,357	1,383	1,383	1,383	1,425	1,450	1,463	1,471
Sewer										
Sanitary Sewer (miles)	99.16	101.83	103.21	105.23	105.23	105.23	109.93	110.11	110.25	110.40

Source: *Village of Germantown Department Directors and capital asset inventory records*

Note: ** Starting in 2018, Village consolidated Services into Fire Station II, and "Fire Station "I" will be available for other Village Uses*

Village of Germantown, Wisconsin Table 24

Building Permits

Last Ten Fiscal Years

Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
No. of All Building Permits										
Including additions & remodeling	623	654	745	639	1,537	2,144	2,064	1,974	1,807	1,614
Valuation	$ 28,781,279	$ 101,801,123	$ 93,333,788	$ 63,063,116	$ 40,709,300	$ 76,387,591	$ 110,084,144	$ 151,254,263	$ 173,692,240	$ 141,200,187
New Single Family Homes										
No. of building permits	38	53	15	14	47	80	41	38	38	43
Valuation	$ 8,595,327	$ 9,401,508	$ 4,628,865	$ 5,839,608	$ 16,429,820	$ 35,980,555	$ 20,573,021	$ 15,046,248	$ 16,481,490	$ 17,232,003
New Multiple Family Buildings										
No. of building permits	-	2	2	3	1	-	-	-	-	
No. of units	-	127	43	94	2	-	-	-	-	
Valuation	$ -	$ 34,042,000	$ 4,336,000	$ 7,990,000	$ 300,000	$ -	$ -	$ -	$ -	
New Commercial/Industrial Buildings										
No. of building permits	2	-	6	7	13	2	9	7	4	5
Valuation	$ 1,662,700	$ -	$ 48,286,000	$ 30,476,729	$ 23,948,368	$ 5,061,397	$ 48,437,210	$ 89,087,628	$ 40,182,152	$ 32,300,000

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE

MEETING DATE: August 5, 2026

PLACEMENT: Action Item

ITEM TITLE: Award of Contract – Pleasant View Culvert Replacement/ Pleasant View Reconstruction Lovers Lane South to Freistadt Road ARIP

SUBMITTED BY: Tim Zimmerman – Director of Public Works

SUMMARY EXPLANATION:

The 2026 Road Program includes money for the replacement of the culvert structure on Pleasant View Dr. as well as reconstruction of Pleasant View Dr, from Lovers Ln. to Freistadt Rd. 90% of the work will be funded through the 2025 ARIP award the Village received from WDOT the remaining 10% obligation is included in the 2026 road program. The bid tab is as follows:

Payne and Dolan	$1,229,244.45
Sheet Piling Services, LLC	$1,002,124.85
C.W. Purpero, Inc.	**$999,942.25**

This project includes full pavement removal, drainage improvements, and replacement of the current CMP culvert with a concrete structure. Engineer's estimate: $1,326,585.00.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER___X____
Bid Tab

RECOMMENDATION:

Staff requests from the PWHC recommend to the Village Board approval of a contract with C.W. Purpero, INC. for the Pleasant View Culvert and Road Reconstruction Improvements in the amount of $999,942.25 and allow a 10% contingency $99,994.23 for the total amount of $1,099,936.48. Funded in 40-5561000-531340 Asphalt Paving cost share 90% reimbursed by WDOT ARIP program

COMMITTEE ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

Pleasant View ARIP Culvert Replacement Project (#9904657)
Owner: Germantown, Village of
Solicitor: Germantown, Village of
07/30/2026 11:00 AM CDT

						Engineer Estimate		C.W. Purpero, Inc		Sheet Piling Services, LLC		Payne & Dolan, Inc.	
Section Titl	Line Item	Item Code	Item Descri	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Pleasant View Road							$1,326,585.00		$999,942.25		$1,002,124.85		$1,229,244.45
	1	1	SAWCUT P/	LF	195			$3.00	$585.00	$2.35	$458.25	$2.60	$507.00
	2	2	PAVEMENT	SY	6250			$0.90	$5,625.00	$0.83	$5,187.50	$5.00	$31,250.00
	3	3	EXCAVATIC	CY	2300			$29.00	$66,700.00	$18.00	$41,400.00	$19.80	$45,540.00
	4	4	EXCAVATIC	CY	200			$107.00	$21,400.00	$83.50	$16,700.00	$91.85	$18,370.00
	5	5	BACKFILL S	CY	370			$57.00	$21,090.00	$25.00	$9,250.00	$27.50	$10,175.00
	6	6	BASE AGGF	TON	3710			$25.70	$95,347.00	$24.00	$89,040.00	$26.40	$97,944.00
	7	7	HMA PAVEI	TON	820			$80.00	$65,600.00	$77.25	$63,345.00	$97.00	$79,540.00
	8	8	HMA PAVEI	TON	1230			$76.00	$93,480.00	$73.50	$90,405.00	$97.00	$119,310.00
	9	9	HMA PAVEI	TON	95			$165.00	$15,675.00	$100.00	$9,500.00	$240.00	$22,800.00
	10	10	ASPHALTIC	SY	3			$156.00	$468.00	$150.00	$450.00	$340.00	$1,020.00
	11	11	ASPHALT T/	GAL	490			$3.00	$1,470.00	$3.00	$1,470.00	$2.50	$1,225.00
	12	12	CULVERT P	LF	176			$159.00	$27,984.00	$93.50	$16,456.00	$103.00	$18,128.00
	13	13	CULVERT P	LF	160			$193.00	$30,880.00	$114.50	$18,320.00	$126.00	$20,160.00
	14	14	STEEL PLAT	LF	203			$41.00	$8,323.00	$39.70	$8,059.10	$44.00	$8,932.00
	15	15	STEEL PLAT	LF	50			$44.00	$2,200.00	$42.45	$2,122.50	$47.00	$2,350.00
	16	16	STEEL PLAT	EA	4			$4,200.00	$16,800.00	$4,000.00	$16,000.00	$4,400.00	$17,600.00
	17	17	REMOVE 8.	LS	1			$7,000.00	$7,000.00	$100,000.00	$100,000.00	$110,000.00	$110,000.00
	18	18	CONSPAN :	LS	1			$332,500.00	$332,500.00	$305,000.00	$305,000.00	$335,500.00	$335,500.00
	19	19	DEWATERII	LS	1			$29,500.00	$29,500.00	$20,000.00	$20,000.00	$22,000.00	$22,000.00
	20	20	SHOULDEF	TON	360			$43.00	$15,480.00	$37.50	$13,500.00	$35.00	$12,600.00
	21	21	SURFACE F	SY	6090			$9.40	$57,246.00	$5.64	$34,347.60	$14.00	$85,260.00
	22	22	SILT FENCE	LF	2210			$2.00	$4,420.00	$1.88	$4,154.80	$2.00	$4,420.00
	23	23	TEMPORAR	LF	512			$10.00	$5,120.00	$9.80	$5,017.60	$11.00	$5,632.00
	24	24	TRACKING	EA	2			$1,500.00	$3,000.00	$2,000.00	$4,000.00	$2,200.00	$4,400.00
	25	25	RIPRAP LIG	CY	19			$172.00	$3,268.00	$160.00	$3,040.00	$176.00	$3,344.00
	26	26	RIPRAP ME	CY	94			$190.00	$17,860.00	$100.00	$9,400.00	$110.00	$10,340.00
	27	27	STRIPING -	LF	18			$25.00	$450.00	$23.00	$414.00	$22.00	$396.00
	28	28	STRIPING -	LF	5087			$0.55	$2,797.85	$0.50	$2,543.50	$0.55	$2,797.85
	29	29	STRIPING -	LF	2544			$1.10	$2,798.40	$1.00	$2,544.00	$0.65	$1,653.60
	30	30	TRAFFIC C(	LS	1			$9,700.00	$9,700.00	$7,500.00	$7,500.00	$18,000.00	$18,000.00
	31	31	MOBOLIZA	EA	1			$28,000.00	$28,000.00	$99,000.00	$99,000.00	$114,200.00	$114,200.00
	32	32	ROCK EXC/	CY	35			$205.00	$7,175.00	$100.00	$3,500.00	$110.00	$3,850.00
Base Bid Total:							$1,326,585.00		$999,942.25		$1,002,124.85		$1,229,244.45

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 17, 2026

PLACEMENT: Discussion

ITEM TITLE: Director of Public Works Update on April Storm Update Presented to Public Works & Highways Committee (DISCUSSION)

SUBMITTED BY: Timothy Zimmerman, Public Works Director

SUMMARY EXPLANATION:

Update following presentation to the Public Works & Highways Committee on August 5, 2026.

ATTACHMENT:

STAFF RECOMMENDATION:

Discussion only.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 17, 2026

PLACEMENT: Resolution

ITEM TITLE: A Resolution Conditionally Supporting Participation in the Washington County Countywide EMS System. (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

At the July Board meeting, a number of issues were raised by Board members. Based on those issues, and on the language of the initial resolution adopted by the Board in early spring, the Board took no action at the July meeting. As the proposal continues to move forward, there has been some suggestion that the Board formally "voice" the Village's concerns for the benefit of the County Board. The proposed resolution reflects the concerns previously raised by the Board.

The files included in the July Board packet are also attached for reference, although there will not be a full presentation of these materials at the meeting.

ATTACHMENT:

1. Resolution re Countywide EMS
2. Washington County - EMS Support and Coordination System (Program Framework and Administrative Structure)
3. Countywide EMS System Proposal Info graph
4. Countywide EMS System Proposal Presentation

STAFF RECOMMENDATION:

A Motion to Approve the Resolution Conditionally Supporting Participation in the Washington County Countywide EMS System as presented.

ACTION BY COMMITTEE:

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. _____-2026

A RESOLUTION CONDITIONALLY SUPPORTING PARTICIPATION IN THE WASHINGTON COUNTY COUNTYWIDE EMS SYSTEM

WHEREAS, the Village of Germantown recognizes that Emergency Medical Services (EMS) and fire protection are essential public safety services that directly impact the health, safety, and welfare of residents, businesses, and visitors; and

WHEREAS, the rising costs, staffing shortages, decreased volunteerism, and increasing service demands for emergency medical services (EMS) have created challenges for individual municipalities in maintaining reliable and sustainable local EMS systems; and

WHEREAS, the Village of Germantown recognizes that these challenges are not unique to Washington County, but reflect a broader statewide trend in which many EMS providers are experiencing staffing shortages and periods of unavailability to respond to emergency calls; and

WHEREAS, Wisconsin Statute § 66.0301 authorizes municipalities and counties to enter into intergovernmental cooperation agreements for the joint exercise of powers and the joint performance of duties; and

WHEREAS, state-imposed levy limits significantly restrict the ability of municipalities to increase operational revenue, with allowable levy growth tied to net new construction, which has averaged approximately 1.7% in Washington County in recent years, while inflation and cost-of-living increases have averaged substantially higher over the same period; and

WHEREAS, these fiscal constraints limit the ability of municipalities to maintain staffing at a level necessary to meet community needs, creating a future risk of increased response times and reduced service availability; and

WHEREAS, Washington County is seeking to establish with its 20 municipal entities the Washington County Countywide EMS System pursuant to Wis. Stat. § 256.12(2) for the purpose of helping to administer, coordinate, and partially fund a countywide emergency medical services system that ensures the availability of timely and professional prehospital emergency medical care throughout Washington County; and

WHEREAS, Wis. Stat. § 66.0602(3)(e)6. provides that county tax levies for a countywide emergency medical services system are exempt from the levy limit restrictions established under Wis. Stat. § 66.0602(2); and

WHEREAS, the Village of Germantown remains committed to exploring the Washington County countywide EMS System and recognizes the potential mutual benefits of participation, including improved emergency medical services for residents, enhanced collaboration among providers, increased efficiency in service delivery, access to countywide resources, and most importantly, sustainable funding support necessary to maintain high-quality emergency medical care; and

WHEREAS, notwithstanding this commitment, there are significant issues which impact the Village's willingness to sign-on to the countywide EMS proposal;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown, Wisconsin, that the Village supports the goals and objectives of the Washington County Countywide EMS System, including the provision of coordinated, high-quality, sustainable, and efficient emergency medical services throughout Washington County improving the quality of life for all our County's residents subject to the following concerns that the Village Board hereby asks the County Board to consider:

1. While the law authorizes a virtually limitless tax levy for the purposes of a countywide EMS system, the proposed levy is a new tax that would be imposed upon the taxpayers within the Village and County, many of whom already feel that they are overtaxed. Accordingly, the County Board should explore in good faith other alternative funding sources, most specifically the use of a portion of the county sales tax which would eliminate the need for the new EMS-specific tax.

2. The most recent presentation to the Village Board included troubling discussion of the impacts of opting in or out of the program. For example, its has been suggested that a community may simply opt out of the program without penalty if the program does not meet expectations. However, the residents of such community will continue to be burdened by the tax levy which will not go away even if the community opts out while not receiving any benefit to that tax. Similarly, if one or more communities opt out, is the program a qualifying "countywide system" under the levy limit exception? The program should be unanimous without opt-in/opt-out provisions.

3. It is virtually impossible to sign on to the program without having a finalized intergovernmental agreement. Asking communities to sign on without it is foolish. The IGA needs to be finalized so communities know what they are considering.

4. The Village and its taxpayers have planned for the future by seeking and receiving approval of a nearly $1.4 million in additional levy funding to increase public safety staffing though a referendum, and over $6 million in capital borrowing for renovation and expansion of the Village's fire station. This significant investment benefits not only the

Village, but the surrounding communities within Washington County by having additional resources for mutual aid responses. The proposal currently disproportionally rewards those communities which have not invested in their public safety needs by levying other communities to help fund their needs. Communities that have invested in their own needs should receive more of the tax dollars levied on their own taxpayers.

5. In the event that the legislature addresses the levy limit, by changing the way it is calculated, by adding further exemptions for individual municipalities for public safety needs, or similar changes, or to eliminate the limit altogether, the countywide program should terminate and the associated tax levy removed from the tax rolls.

6. The program touts its focus on retaining local control. Yet, the program also limits how certain funds (the "grant" component) are used and also incorporates certain smart metrics and reporting requirements. That is not local control. The funds should be provided to the communities with the singular requirement that they be utilized for emergency medical services purposes. How each community chooses to spend the funds should be solely the prerogative of the community, not the County.

BE IT FURTHER RESOLVED, that the Village Board authorizes and directs its Village President, Village Administrator, Village Attorney, and Fire Chief to continue to negotiate on the community's behalf and specifically to address the above concerns within those negotiations for final ratification at a future date and time; and

BE IT FURTHER RESOLVED, that the Village Clerk shall transmit a certified copy of this Resolution to the Washington County Executive and to the Washington County Board.

Adopted: ____________________ Vote: Ayes: Nays: Absent:

____
Robert A. Soderberg, Village President

ATTEST:

____
Donna Ott, Village Clerk

Washington County EMS
Support and Coordination System

Program Framework and Administrative Structure

1. Purpose

The Washington County EMS Service Support and Coordination System (System) is established to support reliable emergency medical services throughout Washington County through transparent County funding, municipal accountability, ambulance-service provider performance, and coordinated first responder support.

The System recognizes that timely first responder services provided by fire departments and other licensed or authorized EMS agencies are an essential part of the County EMS continuum, particularly in areas where transport-unit travel time, rural geography, or simultaneous call demand can delay definitive ambulance arrival.

The Program also recognizes that reliable and cooperative EMS transport services are an equally essential part of the County EMS continuum. Rising call volume, insufficient reimbursement, rising costs and strained volunteers are putting unprecedented stress on departments, municipalities and taxpayers. County funds shall relieve immediate fiscal stress, increase collaboration and mitigate long term cost increases through incentivized cooperation.

The Program is further designed to incentive and facilitate cooperative agreements (i.e. West Bend / Kewaskum – Slinger / Lifestar) to mitigate long term costs increases to taxpayers and strengthen Washington County's rich heritage of volunteerism.

2. Guiding Principles

- County funds should purchase a defined public EMS benefit: readiness, coverage, response capacity, and measurable system improvement.
- Municipalities retain authority to select and contract with the licensed EMS provider serving their community.
- Fire departments and other EMS first responder agencies that provide patient-care, scene-support, and readiness functions in coordination with transport providers should receive defined EMS-only support that is tied to documented first responder responsibilities and measurable readiness expectations.

- Licensed EMS providers retain responsibility for compliance with Wisconsin DHS licensure, operational-plan, service-director, medical-director, staffing, QA/QI, credentialing, and patient-care requirements.
- Funding allocation must be transparent, rational, consistently applied, and restricted to EMS purposes.
- Coordination will improve reliability and efficiency without creating the need for County operational control over independent providers

3. **Legal and Administrative Framework**

The System is intended to operate as a **county-funded, municipally administered, contracted-provider EMS model**. Under this model, Washington County shall appropriate and administer funds to support the availability, readiness, coordination, and improvement of emergency medical services within the County. Participating municipalities shall receive County EMS support through intergovernmental agreements and shall use those funds to directly provide EMS, contract with one or more licensed ambulance service providers, support licensed non-transporting EMS providers or fire departments providing or supporting authorized EMS first responder services.

Wisconsin law recognizes that counties and municipalities may provide ambulance and emergency medical services directly or through contracts with qualified providers. Wis. Stat. § 59.54(1) authorizes a county board to establish, maintain, or contract for ambulance service and permits the County to contract with one or more providers. Wis. Stat. § 66.0301 authorizes counties, cities, villages, and towns to enter into intergovernmental cooperation agreements for the receipt or furnishing of services, the joint exercise of lawful powers or duties, the proration of expenses, the deposit and disbursement of appropriated funds, budget approval, and the formation and administration of contracts.

The System is therefore intended to create a clear chain of accountability:

a. **Washington County** shall establish the EMS funding program, appropriate available funds, adopt eligibility and accountability requirements, enter into intergovernmental agreements with participating municipalities, maintain financial oversight, and facilitate countywide EMS cooperation, coordination and planning.
b. **Participating municipalities** shall remain responsible for securing EMS coverage for their residents and territory, whether through direct municipal operation, a joint or cooperative arrangement, or a written contract with one or more licensed EMS providers. Municipalities receiving County funding shall use

those funds only for approved EMS purposes and shall maintain documentation demonstrating that funded services are available and being delivered.

c. **Contracted EMS service providers** shall remain independently responsible for all licensure, staffing, operational, clinical, reporting, quality-assurance, medical-direction, and patient-care obligations imposed by Wisconsin law and administrative rule. County or municipal funding does not transfer those regulatory responsibilities to the County.

Chapter 256 of the Wisconsin Statutes establishes the statewide EMS regulatory structure administered by the Wisconsin Department of Health Services. Under that chapter, EMS services are delivered through approved and licensed EMS programs and providers, including ambulance service providers and non-transporting EMS providers. The Program shall require that any provider receiving County-supported funds for EMS service delivery maintain all licenses, approvals, and operational authority required by Wis. Stat. ch. 256 and Wis. Admin. Code ch. DHS 110.

Wis. Admin. Code ch. DHS 110 establishes the operational requirements applicable to EMS providers. These requirements include provider licensing, operational-plan approval, credentialing of EMS professionals, medical direction, service-director responsibility, staffing, equipment, patient-care reporting, quality assurance, and compliance with approved EMS scope-of-practice requirements. A contracted ambulance service provider or non-transporting EMS provider must maintain a current DHS-approved operational plan and remain responsible for the services it provides under that plan. County participation, funding, coordination, or advisory recommendations shall not supersede the authority of the licensed provider's service director or medical director.

The County may support licensed fire departments and other eligible EMS first responder agencies that provide authorized non-transporting EMS response, assist ambulance providers, provide early patient care, support scene safety, assist with patient movement, participate in mutual aid, or otherwise contribute to the EMS response continuum. Such support shall be limited to documented EMS-related readiness, training, staffing, equipment, communications, supplies, quality improvement, medical direction, and response functions. County EMS funding shall not be used as unrestricted support for unrelated fire-suppression or general governmental operations.

The County shall not represent itself as an ambulance service provider, non-transporting EMS provider, medical director, service director, or clinical authority. The County's role under this System is limited to funding, intergovernmental cooperation, coordination, contract administration, performance oversight, system planning, and advisory support.

All System documents, funding agreements, and provider contracts should be reviewed by County and municipal counsel for consistency with Wis. Stat. chs. 59, 60, 61, 62, 66, and 256; Wis. Admin. Code ch. DHS 110; applicable levy-limit, budget, procurement, open-meetings, and public-records requirements; existing municipal service agreements; and any collective-bargaining, insurance, or liability obligations applicable to participating entities.

Authority / Requirement	Program Application
County EMS System	County shall structure funding and agreements to support defined ambulance-service outcomes, subject to counsel confirmation of authority, levy limits, and appropriation process.
Intergovernmental cooperation	County and municipalities shall use written agreements (IGAs) to allocate responsibilities, funds, reporting, and performance expectations.
Municipal EMS authority	Participating municipalities remain responsible for retaining or contracting with service providers and meeting their local service obligations.
EMS Service Provider & DHS EMS regulation	Each service provider remains independently licensed and responsible for its DHS operational plan, service director, medical director, credentialing, and clinical governance.
First responder EMS support	Program support for licensed fire departments and other first responder agencies must be limited to defined EMS-related services, documented responsibilities, and auditable EMS-only expenditures; it does not convert a non-transport first responder agency into the EMS service provider.

4. System Roles

The effectiveness of this System depends on a clear division of responsibility among Washington County, participating municipalities, EMS transport providers, and fire departments or other first responder agencies. The System is designed to strengthen the full EMS response continuum—not to centralize control of independently licensed providers or displace local authority.

Accordingly, the System recognizes that sustainable EMS service requires support for both transport-provider readiness and first-responder readiness. County funding may support each role when it is tied to documented EMS responsibilities, measurable public benefit, and compliance with applicable law, agreements, and system requirements.

Entity	Responsibilities
County Board / Public safety Committee	Appropriate Program funds; approve annual funding formula; approve agreements; approve grants and cooperative incentives; receive annual performance and financial reports; retain final policy and fiscal authority.
County / Chief Public Safety Officer	Administer agreements; verify eligibility; process payments; maintain records; coordinate reporting; prepare annual recommendations; encourage and facilitate EMS continuum efficiency and cost mitigation through cooperation and shared services; provide staff support to the Advisory Committee.
Participating Municipality	Maintain or procure ambulance-service coverage; identify and support EMS first responder agencies serving the municipality where applicable; execute compliant provider and first responder agreements or documented operating arrangements; restrict County funds to approved EMS purposes; submit required reports and certifications.
EMS Advisory Committee	Advise only. Analyze system performance, transport and first responder readiness, funding priorities, cooperation and coordination opportunities, medical direction collaboration, mutual aid, communications, training, quality improvement, and improvement recommendations.
EMS Service Provider	Deliver contracted transport capable EMS service; maintain licensure and operational-plan compliance; coordinate with designated first responder agencies; report performance and financial use of County-derived funds to its municipal contracting party; participate in appropriate regional coordination.
EMS First Responder Agency / Fire Department	Provide agreed EMS first response, patient-care support within its authorized scope, scene support, communications, documentation, and coordination with the transport provider; maintain applicable training, storage, equipment, credentialing, and reporting; account separately for County-derived EMS support.

5. **Eligibility**

A municipality is eligible for System funding only if it executes a County-Municipality Agreement and certifies that it has a current written agreement with a DHS-licensed EMS service provider for the service period. Where a licensed fire department or other first responder agency provides organized EMS first responder support or services that assist the transport provider, the municipality must also identify the first responder role and maintain a written agreement, operating guideline, policy, or other documented arrangement defining that role, the service area, communication expectations, and the permitted use of System funds.

County funds may be used only for approved EMS purposes, including ambulance-service contract payments, EMS staffing and readiness, EMS supplies and equipment, EMS training and credentialing, medical direction, QA/QI, billing and reporting systems, communications, first responder readiness and response support, and other documented EMS-related costs. Eligible first responder costs may include EMS training and credentialing, EMS medical supplies and equipment, EMS communications and alerting, EMS response equipment, EMS-related protective equipment, EMS documentation and QA/QI participation, EMS transport vehicles, personnel and equipment storage and space, EMS transport vehicles, personnel and equipment storage and space, and a defined readiness or response payment for documented first responder services.

- County funds may not be used for non-EMS fire suppression, general municipal operations, or unrelated capital costs unless expressly authorized in the annual System plan and documented as an EMS-eligible cost.

- A fire department receiving System-supported funds must separately identify and account for the EMS portion of its expenditures

- Funding is contingent on timely reporting, compliance certifications, audit access, and correction of material deficiencies.

- Payments may be withheld, reduced, recaptured, or redirected after notice and opportunity to cure if funds are misused or contractual requirements are not met.

- Municipal supplanting of previous County Fire / EMS grants is permitted.

6. **Funding Methodology**

The County Board shall annually approve a funding methodology that is rationally related to EMS need and County policy objectives. The methodology should be published before execution of annual funding schedules and should avoid unexplained or discretionary distributions. The methodology may allocate support both for transport-provider readiness and for defined first responder services that materially improve patient access, early care, scene safety, and transport-provider effectiveness.

Recommended Component	Purpose
Equalized Value Allocation / Distribution	Recognizes the apportionment percentage of a municipality.
Performance / improvement Incentive	Supports measurable improvements in cooperation or service sharing that improves service reliability, coordination, or documented efficiency initiatives.
Administrative Allocation	Provides funding to the County for System administration.
First responder readiness and response allocation	Provides funding for incentives intended to support recruitment and retention of volunteer EMS first responders.

The annual funding schedule should identify each participating municipality, its provider, its calculated allocation, the authorized use categories, payment timing, and any conditions specific to that funding year.

7. **Washington County EMS Advisory Committee**

The County Executive shall establish and appoint an EMS Advisory Committee to provide nonbinding recommendations. Membership should include the fire chief, EMS director, or equivalent executive representative of each participating transport provider; the service medical director(s) or a designated medical director representative; and the County Chief Public Safety Officer. The County may also include nonvoting technical advisors as appropriate.

Committee recommendations do not alter a provider operational plan, clinical protocol, medical direction authority, municipal contract, or County funding decision unless adopted by the transport service provider.

• The Committee shall not direct field operations, assign service areas, compel participation in a protocol, or exercise clinical authority over a provider.

• The Committee shall operate consistent with applicable public-meeting and public-record requirements.

8. First Responder Support and Accountability

The System recognizes that ambulance transport capacity alone does not ensure timely patient access to care. Participating municipalities may use System funds to support licensed fire departments and other EMS first responder agencies that provide or support documented EMS first response in coordination with the municipality's transport provider. First responder support must remain restricted to EMS-related readiness, response, patient-care, documentation, training, communications, equipment, supplies, storage, and other approved EMS functions.

9. Reporting, Performance, and Transparency

- Annual municipal certification of eligible expenditures and provider coverage status.
- Annual transport-provider and first responder performance report delivered through the municipality, including unit or responder availability, call volume, response-time data where available, mutual-aid activity, workforce and staffing status, EMS training and QA/QI participation, coordination performance, and material service interruptions.
- Annual County EMS System report identifying revenues, allocations, expenditures, outcomes, system gaps, and recommended improvements.
- County and municipal audit access to System records and underlying provider records relating to County-derived funds, subject to patient-privacy and other legal protections.

10. **System Boundaries**

Nothing in the System creates a joint EMS district, consolidates providers, transfers municipal authority, establishes a County EMS operational plan, or changes provider or first responder agency licensure. Any such action requires separate legal analysis, approvals, agreements, and implementation steps.

11. Adoption and Annual Cycle

1. County Board adopts the System policy, annual appropriation, and annual funding methodology.

2. County enters County-Municipality Agreements with participating municipalities.

3. Each municipality verifies or executes its EMS Service Provider Agreement and, where applicable, a first responder agreement or documented operating arrangement.

4. County verifies eligibility and issues payments according to the approved schedule.

5. Advisory Committee recommends 3-year priorities, performance indicators, and SMART goals to improve cooperation, coordination and cost mitigation measures.

6. County Board approves the annual report, determines revisions, and future appropriations

COUNTYWIDE EMS PROPOSAL

THE IMPACT TO THE VILLAGE OF GERMANTOWN

Proliferating Premier EMS Services

SUSTAINABLE FUNDING. | LOCAL CONTROL. | STRONGER COMMUNITIES.

PROPOSAL

Washington County will levy a tax and distribute funding to municipalities, for the continuation of EMS under local control.

OBJECTIVE

Provide a fiscally responsible and sustainable funding mechanism for EMS across Washington County while providing Municipal funding relief.

INSIGHTS

- Funding is in line with demand.
- Provides a foundation that can be expanded.
- Maintain local EMS control.

IMPACT

$500,000	Volunteer Retention
$273,561	Administrative
$2,735,605	Base EMS Levy
$3,509,166	Total County Levy
$549,466	Germantown's Contribution

$51 Impact on a $400,000 Home

ANNUAL BENEFIT

Year 1: $428,363
of County funds for Germantown EMS Services

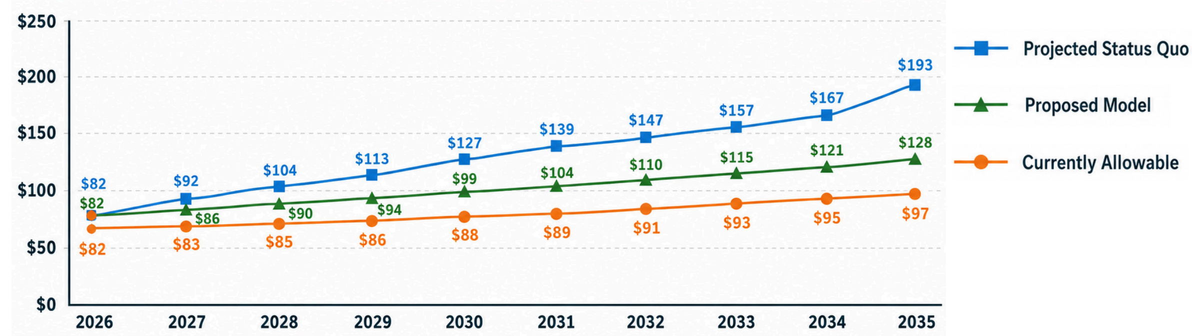
Up to 5%
annual increases factored from actual cost increases

Covers 100%
of anticipated Year 1 EMS cost increases

Ongoing Support
of a portion of EMS cost increases for future years

COST PER CAPITA COMPARISON

Simulated EMS Levy in System (75% of Total Projected EMS + Fire Levy)



Cost Control

Utilizing established SMART goals to limit annual cost increases and bend the green line downward.

INVESTING TODAY. PROTECTING TOMORROW.

This proposal strengthens EMS services, supports our communities, and provides lasting relief for taxpayers.

STRONGER EMS. STRONGER COMMUNITY. STRONGER TOGETHER.

Figures are estimates and subject to change. Based on current projections and County data.

Countywide EMS System Proposal

7/20/2026

1

Overview

- Preface
- The Need
- Project History
- Project Goals
- Project Details & Impact
- Discussion Points
- Questions & Recommended Action

2

Preface

- This presentation is accurate according to the most current details available as of 7/14/2026
- Exact funding amounts will vary based on the Department of Revenue 2026 equalized values
- The proposal must still be discussed and voted on by the County Board, which may result in some changes

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Understanding the Need

- Increase in EMS demand
- Increase in EMS scope
- Increasing cost to provide service
- Declining volunteerism and civic engagement
- State imposed levy limit

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Project launch

- Discussions ongoing for 3 years
- Annual County EMS grant funding ending (2024-2026). Reduction of $177,000 in revenue to Village
- Taskforce meets multiple times per month to develop project details

2023 — WCFCA requests assistance

2024 — $1,000,000 annual County EMS grant

2024-2025 — County funded needs assessment

2026 — Stakeholder taskforce to form project

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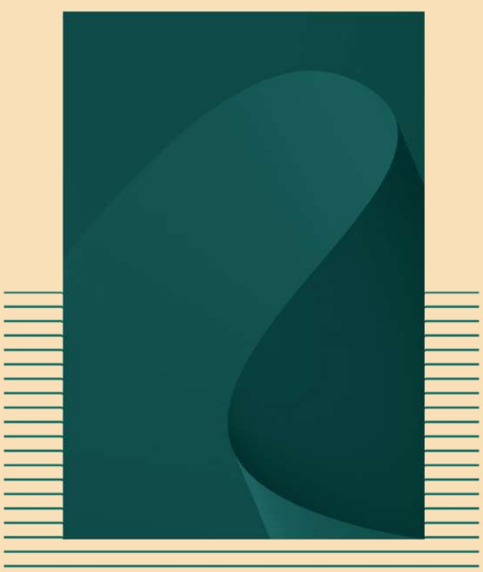

Project Goals

- Provide stable funding mechanism via County EMS system levy
- Retain local operational control over fire and EMS services
- Provide efficiencies where practicable to limit future cost increases
- Establish a system foundation on which future improvements can be built

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County EMS Funding Basics

- County levies a tax equally across the County
- County redistributes funds
  - 75% of funds direct to municipality used for any EMS costs
  - 25% of funds as a grant to Departments
- Annual adjustments
  - 2% - 5% increases determined by actual cost increase
  - Above 5% would require additional County Board approvals

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Germantown Impact 2027

- $3,509,166 Levied across entire County
  - $0.12 Mill rate
- $549,466 Village of Germantown portion
  - $51 on a $400,000 home

- Base: $321,272.25 Directly to the Village for EMS costs
  - Can supplant existing County grant funds
- Grant: $107,090.75 As a grant to the Department
  - More restrictive allowable uses
- ~$45,000 In value from administrative efficiencies

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County EMS Funding Use

- Year 1: Village may use base funds to supplant the expiring $177,000 County Grant
- Grant ($107,091) portion uses:
  - Continuing education
  - Durable EMS equipment
  - Capital Outlay
  - Wellness & fitness programs
  - Recruitment & retention
- Base ($321,272) portion uses:
  - Any EMS cost
    - (Salaries, Benefits, Supplies, Capital, Outlay, etc.)

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2027 With & Without County EMS Funding

With County EMS	2027
Change in County Funding over Previous Year	+$144,272
Estimated Salaries and Benefits Increase	$220,000
Additional Village Levy Contribution Needed	$75,728

Without County EMS	2027
Change in County Funding over Previous Year	-$177,000
Estimated Salaries and Benefits Increase	$220,000
Additional Village Levy Contribution Needed	$397,000

- Does not include any non-salary/benefit cost increases nor debt service
- Baird provided estimates to GGF projecting an increase of $250,000 in Village levy capacity in 2027 (Actual levy increase is unknown until net new construction numbers become available)

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2% to 5% Increase Differences

2.00%	2027	2028	2029	2030	2031
Increase over Previous Year	$144,272	$27,339	$27,023	$27,564	$28,115
Salaries and Benefits Increase	$220,000	$305,000	$223,000	$230,000	$169,000
Village Contribution (Tax Levy)	$75,728	$277,661	$195,977	$202,436	$140,885

5.00%	2027	2028	2029	2030	2031
Increase over Previous Year	$144,272	$69,027	$71,591	$75,170	$78,928
Salaries and Benefits Increase	$220,000	$305,000	$223,000	$230,000	$169,000
Village Contribution (Tax Levy)	$75,728	$235,973	$151,409	$154,830	$90,072

Preliminary examples only, figures will vary.

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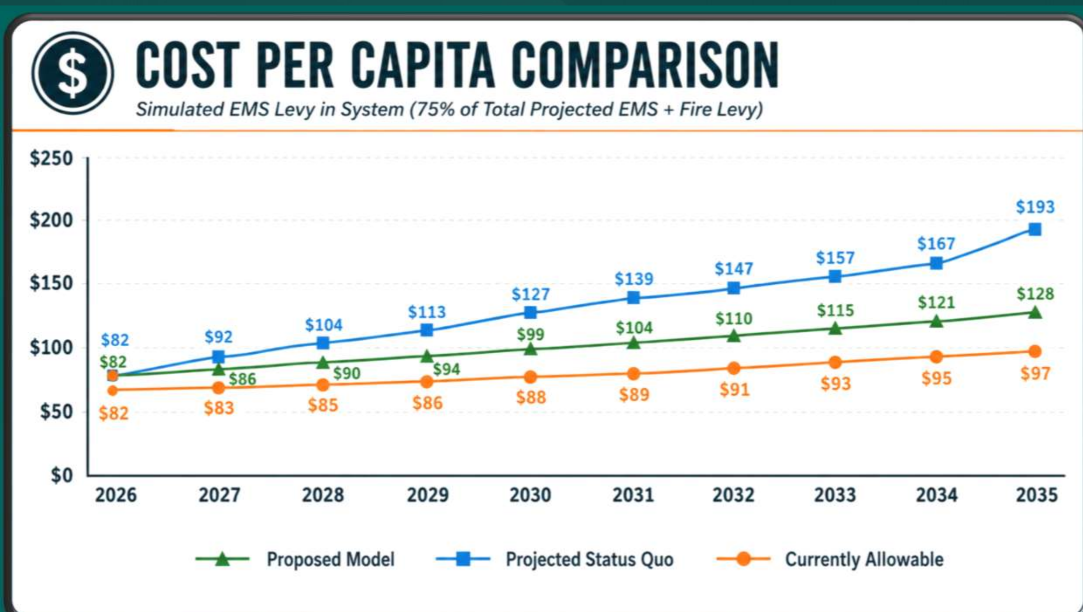

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Discussion Points

- Countywide EMS System may continue without all municipalities/departments approving
  - All County residents levied equally
  - If a municipality opts-out, that budget gets reallocated to other municipalities involved
- Retains majority of local control
- Minimal requirements for participating
  - Annual reporting
  - Collaboration to identify future efficiencies
- No-penalty back-out if program does not meet Village expectations
- Program is a tax increase
  - To continue operations at the current level tax increase must occur
- Alternative Funding
  - Fire Protection Fee
  - Vehicle Registration Fee (Wheel Tax)

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Questions?

Recommendation:

- Adoption of Resolution #14-2026: Supporting participation in the Washington County Countywide EMS System and authorizing execution of the Countywide EMS System Service Provider Agreement

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